

PROJECT

RESIDENTIAL FLAT BUILDING CONSISTING OF THREE SINGLE-STOREY UNITS, BASEMENT PARKING, AND ASSOCIATED LANDSCAPING WORKS.

7 ANNANDALE ST, DARLING POINT, NSW 2027

LAYOUT NO.	LAYOUT NAME
DA 0000	COVERPAGE
DA 2000	BASEMENT PLAN
DA 2001	GROUND FLOOR PLAN
DA 2002	LEVEL 1 FLOOR PLAN
DA 2003	LEVEL 2 FLOOR PLAN
DA 2004	ROOF TOP TERRACE PLAN
DA 2005	ROOF PLAN
DA 3000	ELEVATION WEST
DA 3001	ELEVATION NORTH
DA 3002	ELEVATION SOUTH
DA 3003	ELEVATION EAST
DA 3004	STREETSCAPE ELEVATION
DA 3100	SECTION A
DA 3101	SECTION B
DA 3102	SECTION C (DRIVEWAY)
DA 3103	SECTION D



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

CLAUSE A504: EVIDENCE OF SUITABILITY (DRINKING WATER)
CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
CLAUSE C3D13: SEPARATION OF EQUIPMENT
CLAUSE C3D14: ELECTRICITY SUPPLY SYSTEM
CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
CLAUSE C4D15: OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D0D15: DISCHARGE FROM EXITS
CLAUSE D0D16: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D0D14: GOINGS AND RISERS
CLAUSE D0D15: LANDINGS
CLAUSE D0D16: THRESHOLDS
CLAUSE D0D17: BARRIERS TO PREVENT FALLS
CLAUSE D0D22: HANDRAILS
CLAUSE D0D28: OPERATION OF LATCH
CLAUSE D0D28: SIGNS ON DOORS
CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D4D4: PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D4D7: SIGNAGE
CLAUSE D4D9: TACTILE INDICATORS
CLAUSE E1D5 & E1D6: SPRINKLER REQUIREMENTS
CLAUSE E2D5 & E2D8: SMOKE HAZARD MANAGEMENT
CLAUSE E4D2: EMERGENCY LIGHTING
CLAUSE F1D6F1D7: DAMP-PROOFING
CLAUSE F2D2: WET AREA CONSTRUCTION
CLAUSE F4D2: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
CLAUSE F4D6: CONSTRUCTION OF SANITARY COMPARTMENTS
CLAUSE F5D2: ROOM HEIGHTS
CLAUSE F6D2 & F6D6: LIGHT AND VENTILATION
CLAUSE F7D6: SOUND INSULATION OF FLOORS
CLAUSE F7D6: SOUND INSULATION OF WALLS
CLAUSE F7D7: SOUND INSULATION OF SERVICES
CLAUSE F7D8: SOUND INSULATION OF PUMPS
CLAUSE J1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
CLAUSE J2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS

TOW TOP OF WALL

ARCHITECT:

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Nominated Architect
Shahri Meyerson
WRI Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:

**7 ANNANDALE ST, DARLING
POINT NSW 2027**

DRAWING TITLE:

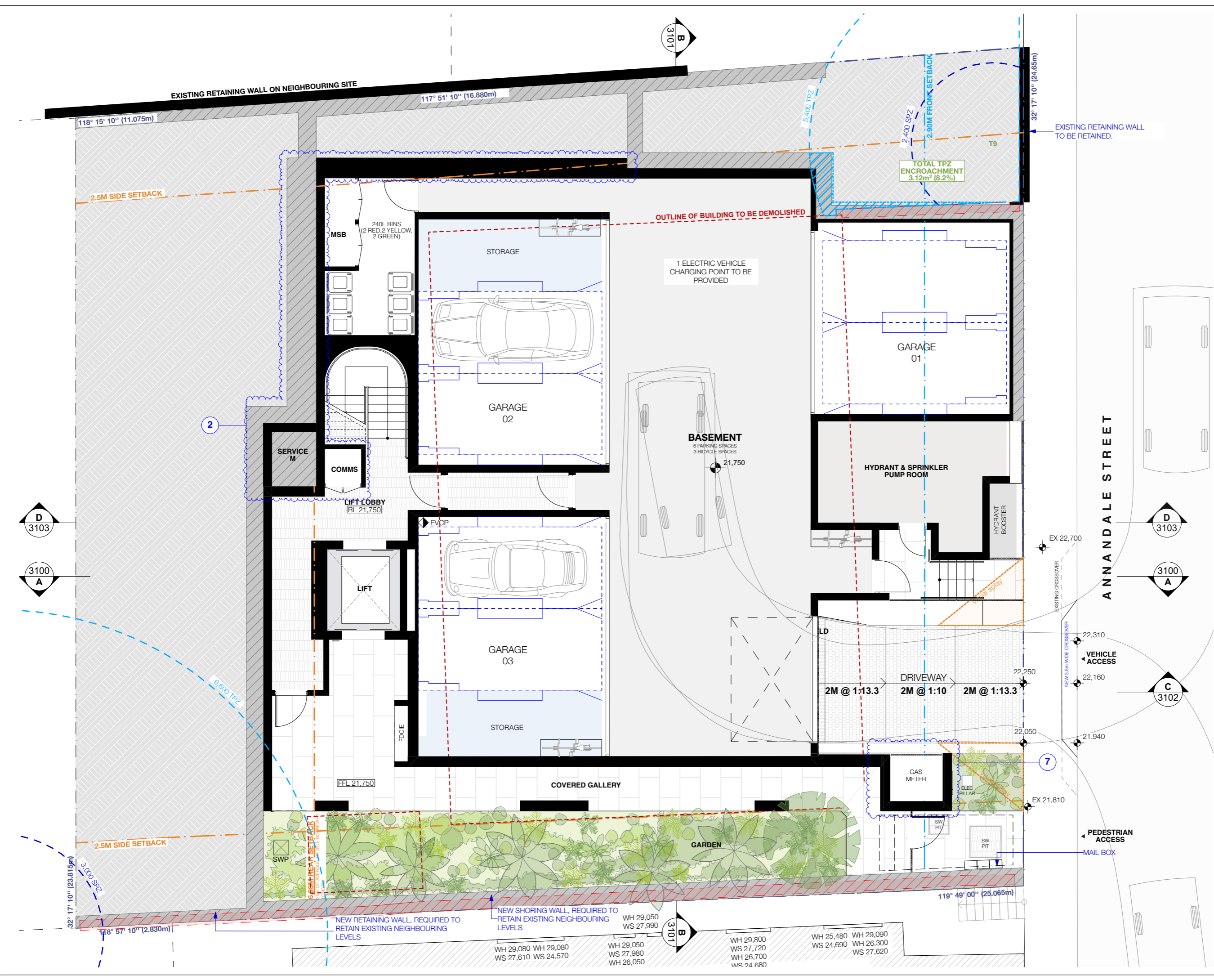
COVERPAGE

SCALE:	DRAWN:	CHECKED:
NTS@A3	MB	MW

ISSUE DATE:	REVISION:
3/2/2025	C

PROJECT NUMBER:	DWG NUMBER:
24-010	DA 0000

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair



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 CLAUSE C313: SEPARATION OF EQUIPMENT
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 CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
 CLAUSE C415: OPENINGS FOR SERVICE INSTALLATIONS
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 CLAUSE D216: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE D214: GOINGS AND RISERS
 CLAUSE D215: LANDINGS
 CLAUSE D216: THRESHOLDS
 CLAUSE D217: BARRIERS TO PREVENT FALLS
 CLAUSE D222: HANDRAILS
 CLAUSE D223: OPERATION OF LATCH
 CLAUSE D228: SIGNS ON DOORS
 CLAUSE D402: GENERAL BUILDING ACCESS REQUIREMENTS
 CLAUSE D404: PARTS OF BUILDING TO BE ACCESSIBLE
 CLAUSE D407: SIGNAGE
 CLAUSE D409: TACTILE INDICATORS
 CLAUSE E205 & E206: SPRINKLER REQUIREMENTS
 CLAUSE E205 & E208: SMOKE HAZARD MANAGEMENT
 CLAUSE E402: EMERGENCY LIGHTING
 CLAUSE F06F107: DAMP PROOFING
 CLAUSE F202: WET AREA CONSTRUCTION
 CLAUSE F202: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
 CLAUSE F406: CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE F502: ROOM HEIGHTS
 CLAUSE F602 & F606: LIGHT AND VENTILATION
 CLAUSE F706: SOUND INSULATION OF WALLS
 CLAUSE F707: SOUND INSULATION OF SERVICES
 CLAUSE F708: SOUND ISOLATION OF PUMPS
 CLAUSE J101: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
 CLAUSE J202: APPLICATION OF ENERGY EFFICIENCY PROVISIONS

LEGEND:

- EXISTING BOUNDARY WALL
- PROPOSED SHORING WALL
- PROPOSED WALL
- TPZ ENCROACHMENT
- WALLS TO DEMOLISH
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE
- EXISTING TREE TO BE REMOVED
- TPZ
- SRZ
- EX EXISTING RL
- RL REDUCED LEVEL
- FFL RL OF FINISHED FLOOR LEVEL
- LD LINEAR DRAIN
- TITLE BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- PREDOMINANT SETBACKS

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PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

DRAWING TITLE:
BASEMENT PLAN

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: C

PROJECT NUMBER: 24-010
 DWG NUMBER: DA 2000

REF: BIMcloud: bsb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point, SOFAC, Spiral Stair



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
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C	S34 FINAL	3/2/2025

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 CLAUSE C301: SEPARATION OF EQUIPMENT
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- EX EXISTING RL
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- FFL RL OF FINISHED FLOOR LEVEL
- LD LINEAR DRAIN
- TITLE BOUNDARY
- EX BUILDING TO BE DEMOLISHED
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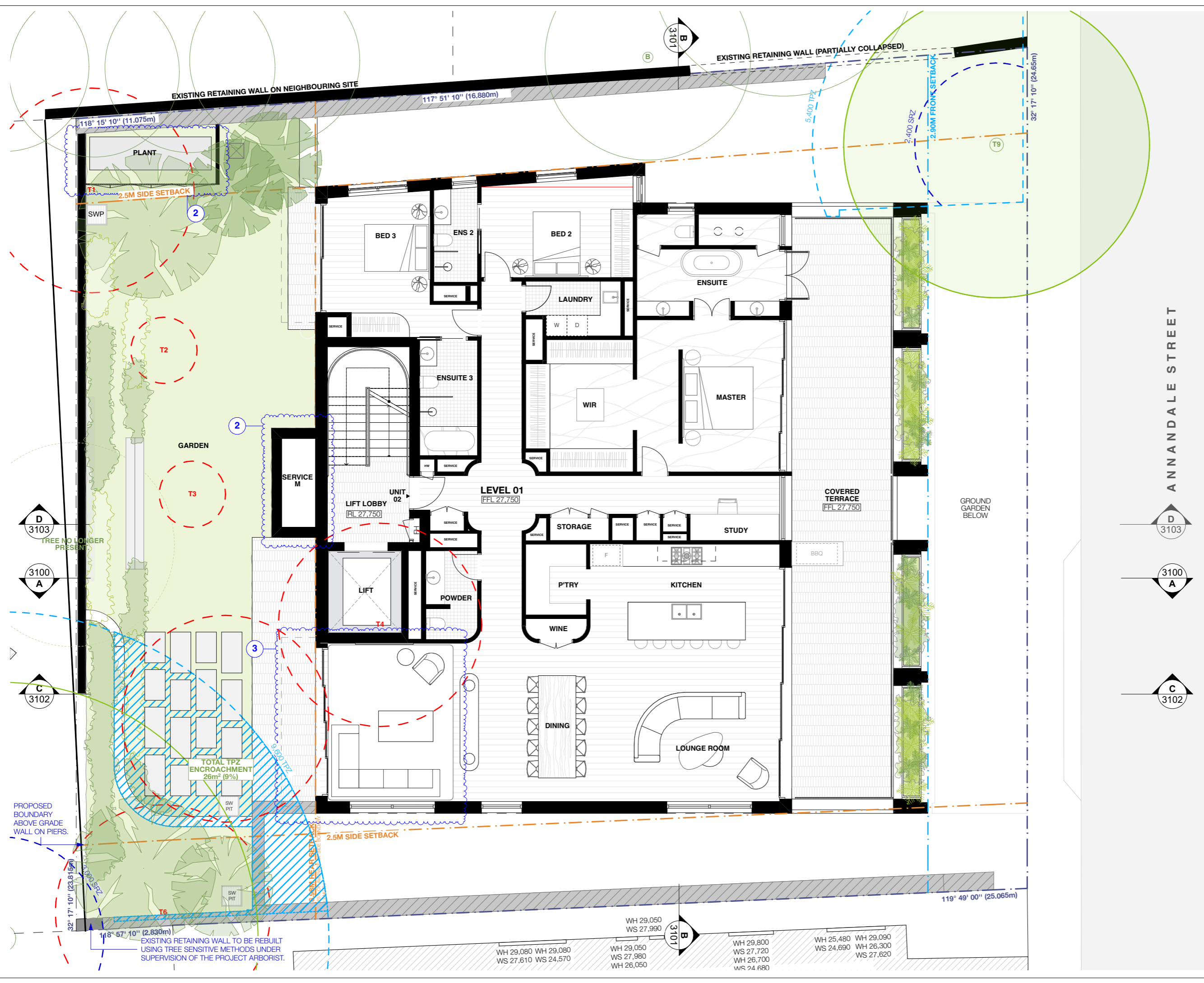
DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: C

PROJECT NUMBER: 24-010
 DWG NUMBER: DA 2001

REF: BIMcloud; bob-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spatial Start



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W NCC CLAUSES & AUSTRALIAN STANDARDS

CLAUSE A04: EVIDENCE OF SUITABILITY (DRINKING WATER)
 CLAUSE B10: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
 CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
 CLAUSE C207: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
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 CLAUSE F2D2: WET AREA CONSTRUCTION
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PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: C

PROJECT NUMBER: 24-010
 DWG NUMBER: DA 2002

REF: BIMcloud: bob-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spatial Star

REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W NCC CLAUSES & AUSTRALIAN STANDARDS

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- CLAUSE E205 & E208: SMOKE HAZARD MANAGEMENT
- CLAUSE E402: EMERGENCY LIGHTING
- CLAUSE F106/F107: DAMP PROOFING
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- CLAUSE F402: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
- CLAUSE F406: CONSTRUCTION OF SANITARY COMPARTMENTS
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 - REDUCED LEVEL
 - FFL RL OF FINISHED FLOOR LEVEL
 - LD LINEAR DRAIN
 - TITLE BOUNDARY
 - EX BUILDING TO BE DEMOLISHED
 - PREDOMINANT SETBACKS

ARCHITECT:
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 Brian Mayerson
 NSW Design Licence No. 10121
 ASB 94 003 717 682
 NSW Registration Number 4907

PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

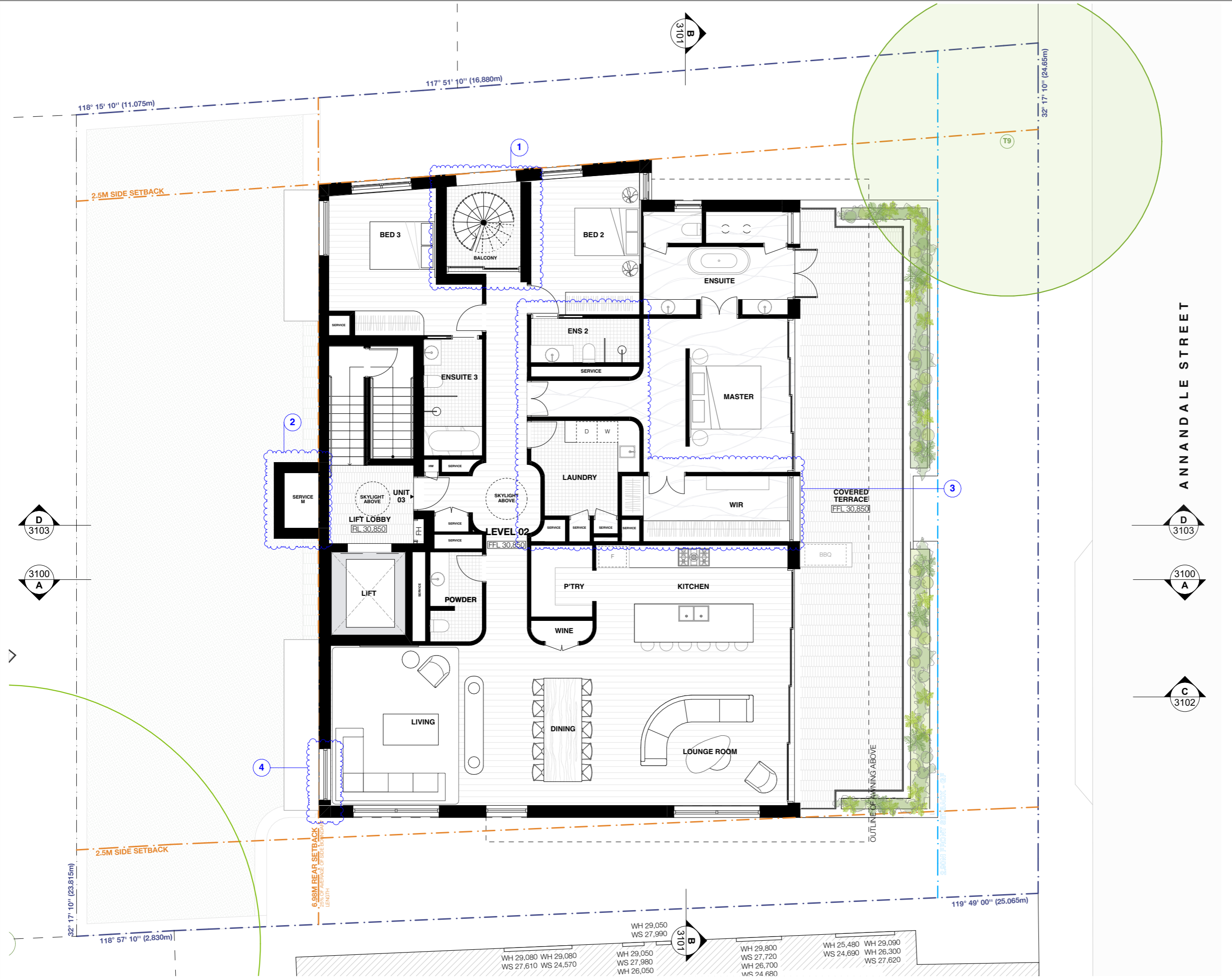
DRAWING TITLE:
LEVEL 2 FLOOR PLAN

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: C

PROJECT NUMBER: 24-010
 DWG NUMBER: DA 2003

REF: BIMcloud; bsb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair



ANNANDALE STREET

D 3103

3100 A

C 3102

B 3107

B 3107

118° 15' 10" (11.075m)

117° 51' 10" (16.880m)

32° 17' 10" (24.65m)

2.5M SIDE SETBACK

6.98M REAR SETBACK
(AVERAGE OF SIDE BOUNDARY LENGTH)

32° 17' 10" (23.815m)

118° 57' 10" (2.830m)

119° 49' 00" (25.065m)

WH 29,050
WS 27,990

WH 29,080 WH 29,080
WS 27,720 WS 24,570

WH 29,050
WS 27,980
WH 26,050

WH 29,800
WS 27,720
WH 26,700
WS 24,680

WH 25,480 WH 29,090
WS 24,690 WH 26,300
WS 27,620

REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
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C	S34 FINAL	3/2/2025

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- CLAUSE D3D17: BARRIERS TO PREVENT FALLS
- CLAUSE D3D22: HANDRAILS
- CLAUSE D3D26: OPERATION OF LATCH
- CLAUSE D3D28: SIGNS ON DOORS
- CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
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- CLAUSE J1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
- CLAUSE J2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS

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7 ANNANDALE ST, DARLING POINT NSW 2027

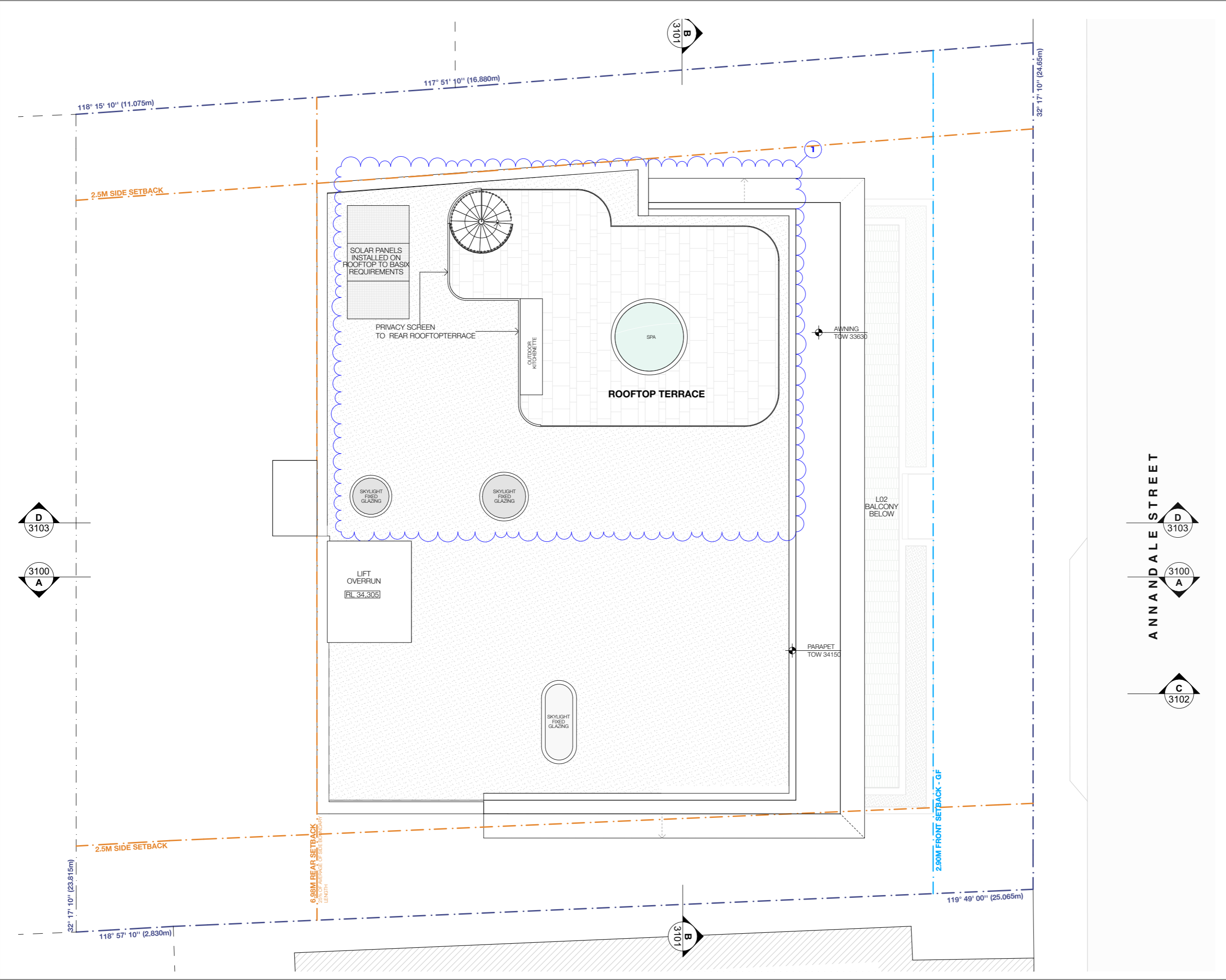
DRAWING TITLE:
ROOF TOP TERRACE PLAN

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: **C**

PROJECT NUMBER: **24-010**
 DWG NUMBER: **DA 2004**

REF: BIMcloud; bob-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spatial Star



ANNANDALE STREET

L02 BALCONY BELOW

2.90M FRONT SETBACK - GF

6.98M REAR SETBACK
(AVERAGE OF SIDE BOUNDARY LENGTH)

2.5M SIDE SETBACK

2.5M SIDE SETBACK

117° 51' 10" (16.880m)

118° 15' 10" (11.075m)

32° 17' 10" (24.65m)

32° 17' 10" (23.815m)

118° 57' 10" (2.830m)

119° 49' 00" (25.065m)

3107

3107

D 3103

3100 A

D 3103

3100 A

C 3102

AWNING TOW 33630

PARAPET TOW 34150

SOLAR PANELS
 INSTALLED ON
 ROOFTOP TO BASIC
 REQUIREMENTS

PRIVACY SCREEN
 TO REAR ROOFTOP TERRACE

OUTDOOR
 KITCHENETTE

SPA

ROOFTOP TERRACE

SKYLIGHT
 FIXED
 GLAZING

SKYLIGHT
 FIXED
 GLAZING

LIFT
 OVERRUN
 RL 34.305

SKYLIGHT
 FIXED
 GLAZING

ST01
LIMESTONE CLADDING. HONED
FINISH STAGGERED FORMAT



ST02
LIMESTONE CLADDING.
FREEFORM ORGANIC FORMAT



CL01
METAL CLADDING
DARK BRONZE



BAL
FRAMELESS GLASS
BALUSTRADE WITH TOP RAIL



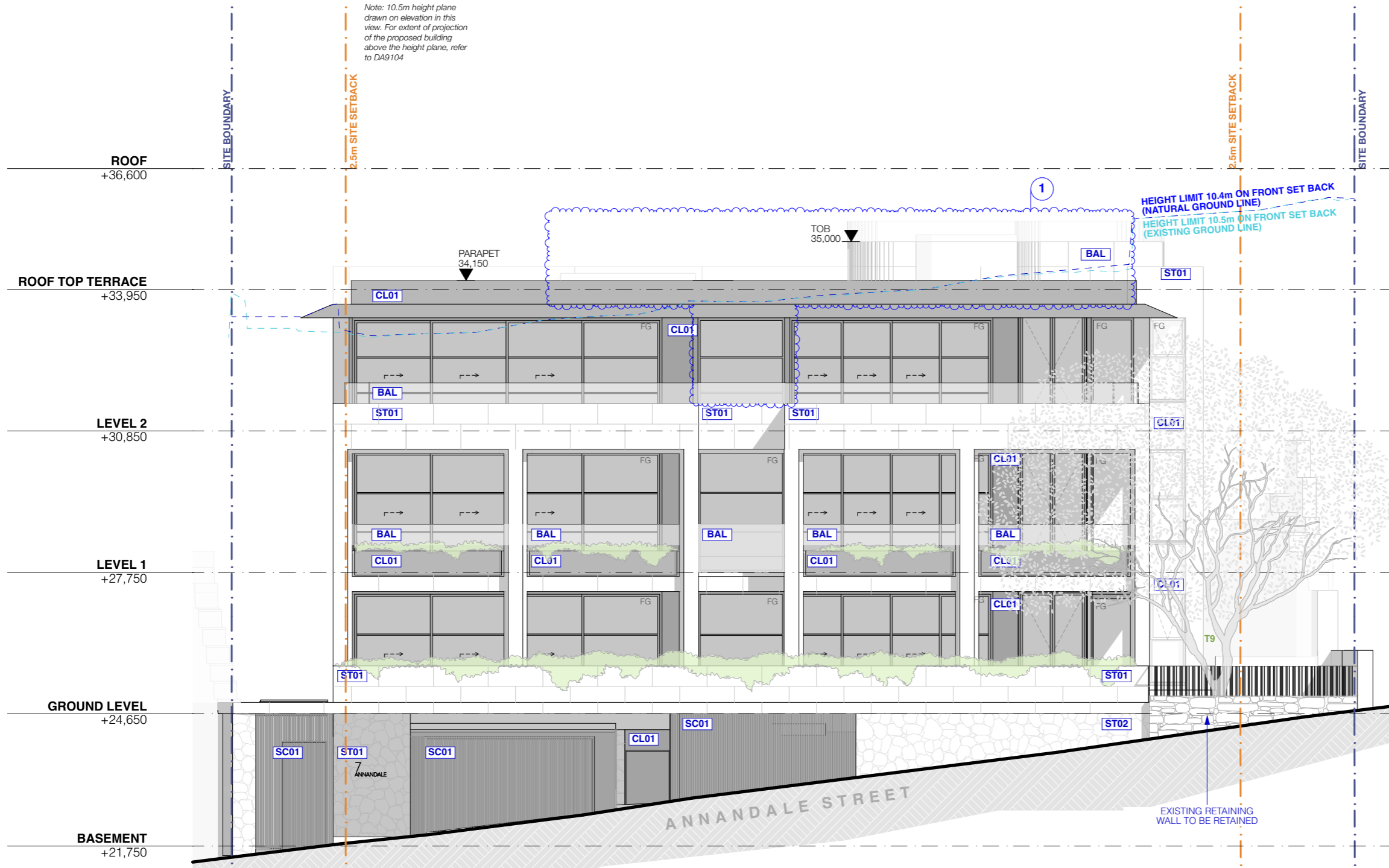
SC01
ALUMINIUM BATTEN SCREEN. ANODISED
DARK BRONZE TO MATCH CL01



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

CLAUSE AS04: EVIDENCE OF SUITABILITY (DRINKING WATER)
 CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
 CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
 CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
 CLAUSE C313: SEPARATION OF EQUIPMENT
 CLAUSE C314: ELECTRICITY SUPPLY SYSTEM
 CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
 CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
 CLAUSE C415: OPENINGS FOR SERVICE INSTALLATIONS
 CLAUSE D2D15: DISCHARGE FROM EXITS
 CLAUSE D3D8: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE D3D14: GOINGS AND RISERS
 CLAUSE D3D15: LANDINGS
 CLAUSE D3D16: THRESHOLDS
 CLAUSE D3D17: BARRIERS TO PREVENT FALLS
 CLAUSE D3D22: HANDRAILS
 CLAUSE D3D28: OPERATION OF LATCH
 CLAUSE D3D28: SIGNS ON DOORS
 CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
 CLAUSE D4D4: PARTS OF BUILDING TO BE ACCESSIBLE
 CLAUSE D4D7: SIGNAGE
 CLAUSE D4D9: TACTILE INDICATORS
 CLAUSE E2D5 & E2D6: SPRINKLER REQUIREMENTS
 CLAUSE E2D5 & E2D6: SMOKE HAZARD MANAGEMENT
 CLAUSE E4D2: EMERGENCY LIGHTING
 CLAUSE F106F1D7: DAMP PROOFING
 CLAUSE F2D2: WET AREA CONSTRUCTION
 CLAUSE F4D2: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
 CLAUSE F4D6: CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE F5D2: ROOM HEIGHTS
 CLAUSE F6D2 & F6D6: LIGHT AND VENTILATION
 CLAUSE F7D6: SOUND INSULATION OF FLOORS
 CLAUSE F7D6: SOUND INSULATION OF WALLS
 CLAUSE F7D7: SOUND INSULATION OF SERVICES
 CLAUSE F7D8: SOUND ISOLATION OF PUMPS
 CLAUSE F1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
 CLAUSE J2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS



LEGEND:

- EXISTING BOUNDARY WALL
- PROPOSED SHORING WALL
- PROPOSED WALL
- TPZ ENCROACHMENT
- WALLS TO DEMOLISH
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE
- EXISTING TREE TO BE REMOVED
- TPZ
- SRZ
- EX EXISTING RL
- RL REDUCED LEVEL
- FFL RL OF FINISHED FLOOR LEVEL
- LD LINEAR DRAIN
- TITLE BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- PREDOMINANT SETBACKS
- FOR EXISTING STRAIGHT
- FOR CURVED
- FOR CURVED
- FOR CURVED

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PROJECT ADDRESS:
**7 ANNANDALE ST, DARLING
 POINT NSW 2027**

DRAWING TITLE:
ELEVATION WEST

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: **C**

PROJECT NUMBER: **24-010**
 DWG NUMBER: **DA 3000**

REF: BIMcloud: bsb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair

ST01
LIMESTONE CLADDING. HONED
FINISH STAGGERED FORMAT



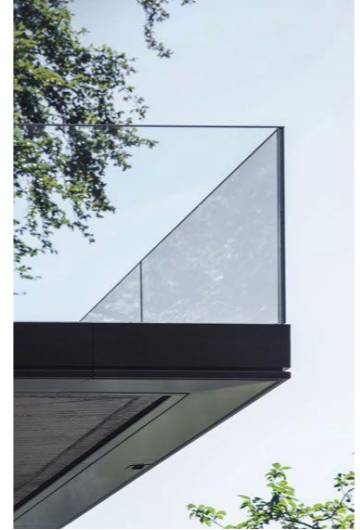
ST02
LIMESTONE CLADDING.
FREEFORM ORGANIC FORMAT



CL01
METAL CLADDING
DARK BRONZE



BAL
FRAMELESS GLASS
BALUSTRADE WITH TOP RAIL



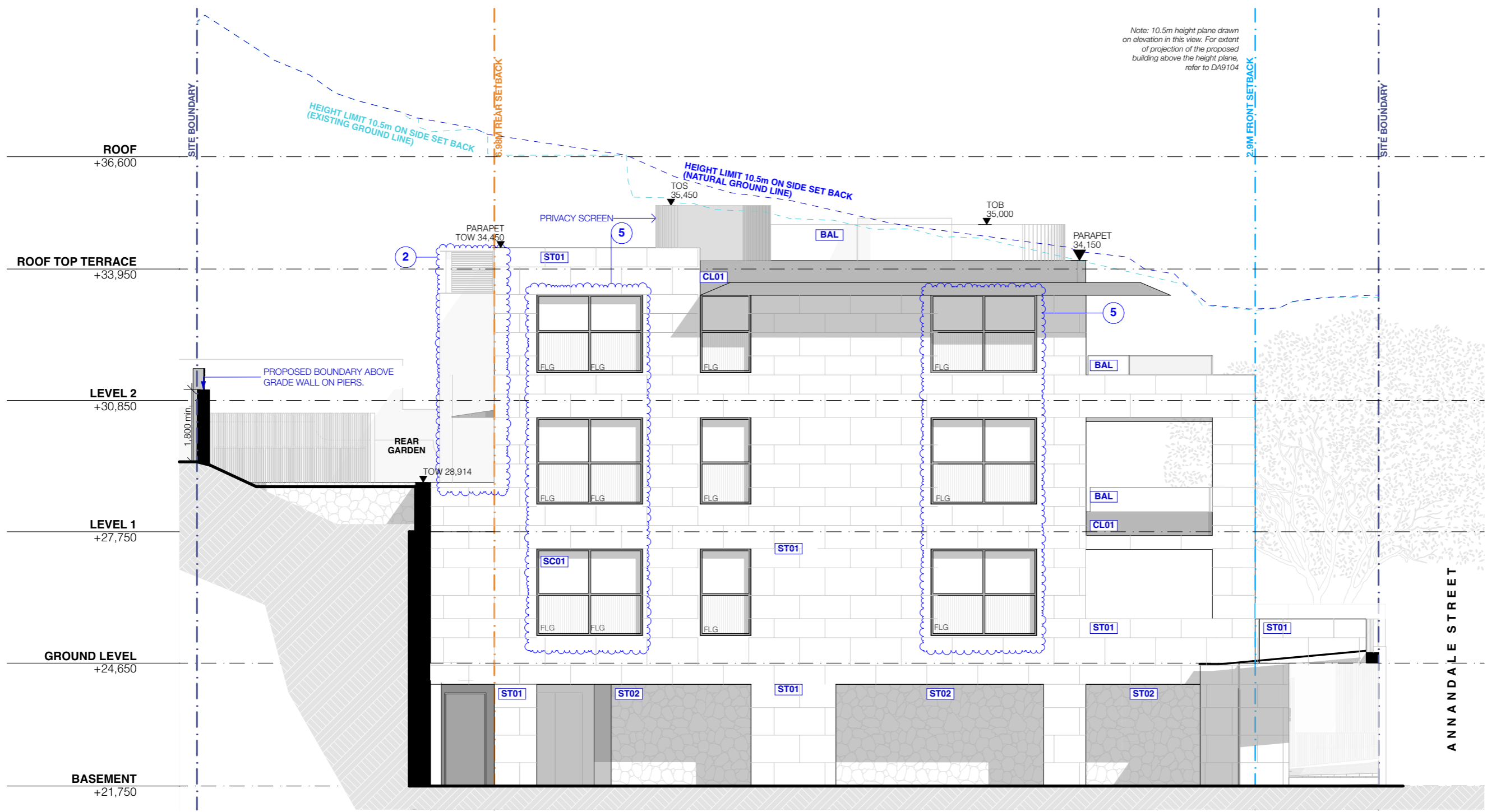
SC01
ALUMINIUM BATTEN SCREEN. ANODISED
DARK BRONZE TO MATCH CL01



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W NCC CLAUSES & AUSTRALIAN STANDARDS

- CLAUSE AS04: EVIDENCE OF SUITABILITY (DRINKING WATER)
- CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
- CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
- CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
- CLAUSE C3D13: SEPARATION OF EQUIPMENT
- CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
- CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
- CLAUSE C4D15: OPENINGS FOR SERVICE INSTALLATIONS
- CLAUSE D2D15: DISCHARGE FROM EXITS
- CLAUSE D3D8: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
- CLAUSE D3D14: GOINGS AND RISERS
- CLAUSE D3D15: LANDINGS
- CLAUSE D3D16: THRESHOLDS
- CLAUSE D3D17: BARRIERS TO PREVENT FALLS
- CLAUSE D3D22: HANDRAILS
- CLAUSE D3D28: OPERATION OF LATCH
- CLAUSE D3D28: SIGNS ON DOORS
- CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
- CLAUSE D4D4: PARTS OF BUILDINGS TO BE ACCESSIBLE
- CLAUSE D4D7: SIGNAGE
- CLAUSE D4D9: TACTILE INDICATORS
- CLAUSE E1D5 & E1D6: SPRINKLER REQUIREMENTS
- CLAUSE E2D5 & E2D6: SMOKE HAZARD MANAGEMENT
- CLAUSE E4D2: EMERGENCY LIGHTING
- CLAUSE F1D6/F1D7: DAMP PROOFING
- CLAUSE F2D2: WET AREA CONSTRUCTION
- CLAUSE F4D2: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
- CLAUSE F4D6: CONSTRUCTION OF SANITARY COMPARTMENTS
- CLAUSE F5D2: ROOM HEIGHTS
- CLAUSE F6D2 & F6D6: LIGHT AND VENTILATION
- CLAUSE F7D6: SOUND INSULATION OF FLOORS
- CLAUSE F7D6: SOUND INSULATION OF WALLS
- CLAUSE F7D7: SOUND INSULATION OF SERVICES
- CLAUSE F7D8: SOUND ISOLATION OF PUMPS
- CLAUSE J1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
- CLAUSE J2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS



LEGEND:

- EXISTING BOUNDARY WALL
- PROPOSED SHORING WALL
- PROPOSED WALL
- TPZ ENCROACHMENT
- WALLS TO DEMOLISH
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE
- EXISTING TREE TO BE REMOVED
- TPZ
- SRZ
- EX EXISTING RL
- RL REDUCED LEVEL
- FFL RL OF FINISHED FLOOR LEVEL
- LD LINEAR DRAIN
- TITLE BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- PREDOMINANT SETBACKS
- PROPOSED GLASS. 1600mm ABOVE FFL FOR BR/VAL
- PROPOSED WALL

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PROJECT ADDRESS:
**7 ANNANDALE ST, DARLING
POINT NSW 2027**

DRAWING TITLE:
ELEVATION NORTH

SCALE: 1:100@A3
DRAWN: MB
CHECKED: MW

ISSUE DATE: 3/2/2025
REVISION: C

PROJECT NUMBER: 24-010
DWG NUMBER: DA 3001

REF: BIMcloud: bbs-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair

ST01
LIMESTONE CLADDING. HONED FINISH STAGGERED FORMAT



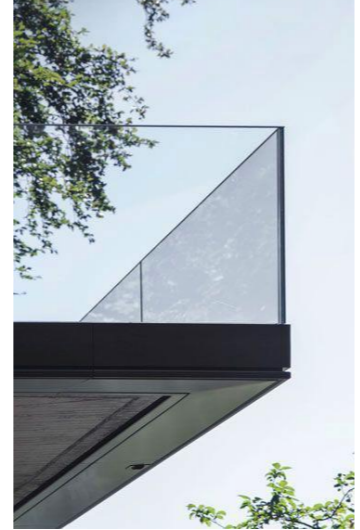
ST02
LIMESTONE CLADDING. FREEFORM ORGANIC FORMAT



CL01
METAL CLADDING DARK BRONZE



BAL
FRAMELESS GLASS BALUSTRADE WITH TOP RAIL



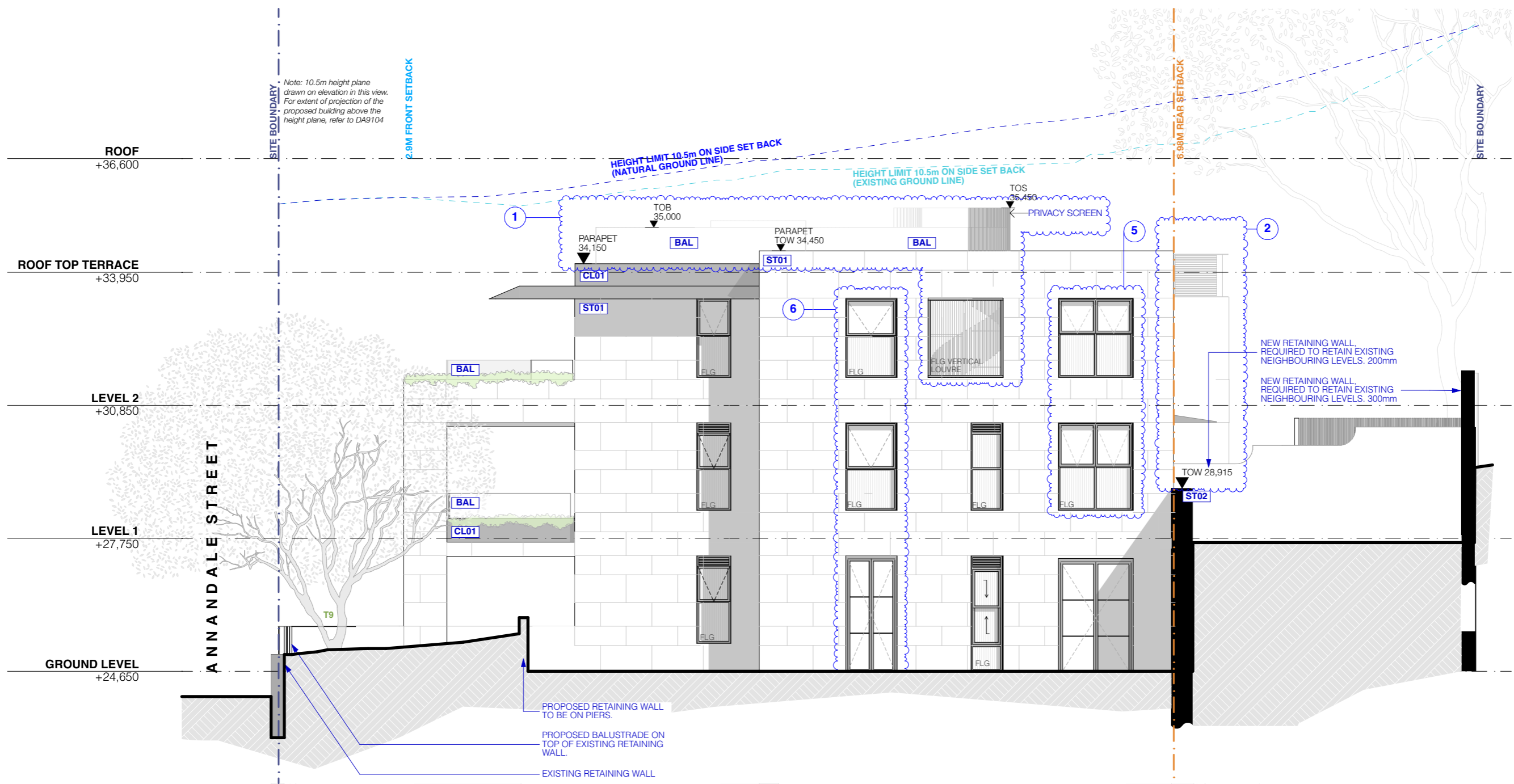
SC01
ALUMINIUM BATTEN SCREEN. ANODISED DARK BRONZE TO MATCH CL01



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

CLAUSE A504: EVIDENCE OF SUITABILITY (DRINKING WATER)
 CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
 CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
 CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
 CLAUSE C3D13: SEPARATION OF EQUIPMENT
 CLAUSE C3D14: ELECTRICITY SUPPLY SYSTEM
 CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
 CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
 CLAUSE C4D15: OPENINGS FOR SERVICE INSTALLATIONS
 CLAUSE D2D15: DISCHARGE FROM EXITS
 CLAUSE D3D8: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE D3D14: GOINGS AND RISERS
 CLAUSE D3D15: LANDINGS
 CLAUSE D3D16: THRESHOLDS
 CLAUSE D3D17: BARRIERS TO PREVENT FALLS
 CLAUSE D3D22: HANDRAILS
 CLAUSE D3D28: OPERATION OF LATCH
 CLAUSE D3D28: SIGNS ON DOORS
 CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
 CLAUSE D4D4: PARTS OF BUILDINGS TO BE ACCESSIBLE
 CLAUSE D4D7: SIGNAGE
 CLAUSE D4D9: TACTILE INDICATORS
 CLAUSE E2D5 & E2D6: SPRINKLER REQUIREMENTS
 CLAUSE E2D5 & E2D8: SMOKE HAZARD MANAGEMENT
 CLAUSE E4D2: EMERGENCY LIGHTING
 CLAUSE F106/F1D7: DAMP PROOFING
 CLAUSE F2D2: WET AREA CONSTRUCTION
 CLAUSE F4D2: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
 CLAUSE F4D6: CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE F5D2: ROOM HEIGHTS
 CLAUSE F6D2 & F6D6: LIGHT AND VENTILATION
 CLAUSE F7D6: SOUND INSULATION OF FLOORS
 CLAUSE F7D6: SOUND INSULATION OF WALLS
 CLAUSE F7D7: SOUND INSULATION OF SERVICES
 CLAUSE F7D8: SOUND INSULATION OF PUMPS
 CLAUSE F1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
 CLAUSE Z2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS



LEGEND:

- EXISTING BOUNDARY WALL
- PROPOSED SHORING WALL
- PROPOSED WALL
- TPZ ENCROACHMENT
- WALLS TO DEMOLISH
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE
- EXISTING TREE TO BE REMOVED
- TPZ
- SRZ
- EX EXISTING RL
- RL REDUCED LEVEL
- FFL RL OF FINISHED FLOOR LEVEL
- LD LINEAR DRAIN
- TITLE BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- PREDOMINANT SETBACKS
- FOR BALUSTRADE
- FOR BALUSTRADE
- TOW PROPOSED TOW FOR BALUSTRADE
- TOW PROPOSED TOW FOR BALUSTRADE

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PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

DRAWING TITLE:
ELEVATION SOUTH

SCALE: 1:100@A3
DRAWN: MB
CHECKED: MW

ISSUE DATE: 3/2/2025
REVISION: C

PROJECT NUMBER: 24-010
DWG NUMBER: DA 3002

REF: BIMcloud; bcb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair

ST01
LIMESTONE CLADDING. HONED
FINISH STAGGERED FORMAT



ST02
LIMESTONE CLADDING.
FREEFORM ORGANIC FORMAT



CL01
METAL CLADDING
DARK BRONZE



BAL
FRAMELESS GLASS
BALUSTRADE WITH TOP RAIL



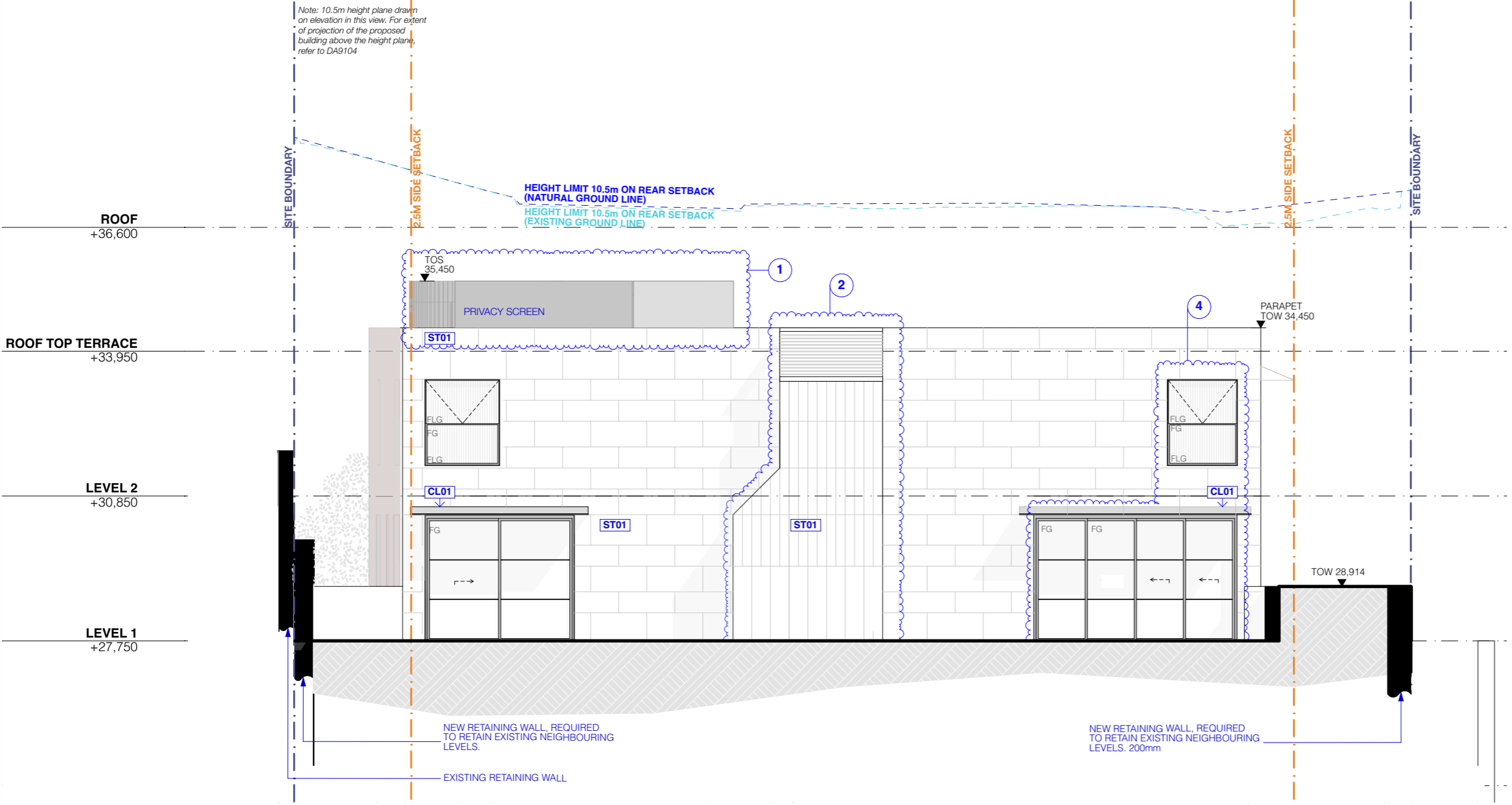
SC01
ALUMINIUM BATTEN SCREEN. ANODISED
DARK BRONZE TO MATCH CL01



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

CLAUSE AS04: EVIDENCE OF SUITABILITY (DRINKING WATER)
 CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
 CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
 CLAUSE C207: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
 CLAUSE C3D13: SEPARATION OF EQUIPMENT
 CLAUSE C3D14: ELECTRICITY SUPPLY SYSTEM
 CLAUSE C4D5: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
 CLAUSE C4D9: OPENINGS IN FIRE ISOLATED EXITS
 CLAUSE C4D15: OPENINGS FOR SERVICE INSTALLATIONS
 CLAUSE D2D15: DISCHARGE FROM EXITS
 CLAUSE D3D8: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE D3D14: GOINGS AND RISERS
 CLAUSE D3D15: LANDINGS
 CLAUSE D3D16: THRESHOLDS
 CLAUSE D3D17: BARRIERS TO PREVENT FALLS
 CLAUSE D3D22: HANDRAILS
 CLAUSE D3D28: OPERATION OF LATCH
 CLAUSE D3D28: SIGNS ON DOORS
 CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
 CLAUSE D4D4: PARTS OF BUILDINGS TO BE ACCESSIBLE
 CLAUSE D4D7: SIGNAGE
 CLAUSE D4D9: TACTILE INDICATORS
 CLAUSE E2D5 & E2D6: SPRINKLER REQUIREMENTS
 CLAUSE E2D5 & E2D8: SMOKE HAZARD MANAGEMENT
 CLAUSE E4D2: EMERGENCY LIGHTING
 CLAUSE F1D6/F1D7: DAMP PROOFING
 CLAUSE F2D2: WET AREA CONSTRUCTION
 CLAUSE F4D2: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
 CLAUSE F4D6: CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE F5D2: ROOM HEIGHTS
 CLAUSE F6D2 & F6D6: LIGHT AND VENTILATION
 CLAUSE F7D6: SOUND INSULATION OF FLOORS
 CLAUSE F7D6: SOUND INSULATION OF WALLS
 CLAUSE F7D7: SOUND INSULATION OF SERVICES
 CLAUSE F7D8: SOUND ISOLATION OF PUMPS
 CLAUSE I1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
 CLAUSE J2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS



LEGEND:

- EXISTING BOUNDARY WALL
- PROPOSED SHORING WALL
- PROPOSED WALL
- TPZ ENCROACHMENT
- WALLS TO DEMOLISH
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE
- EXISTING TREE TO BE REMOVED
- TPZ
- SRZ
- EX EXISTING RL
- RL REDUCED LEVEL
- FFL RL OF FINISHED FLOOR LEVEL
- LD LINEAR DRAIN
- TITLE BOUNDARY
- EX BUILDING TO BE DEMOLISHED
- PREDOMINANT SETBACKS
- PROPOSED BALUSTRADE
- PROPOSED FRAMELESS GLASS. 1600mm ABOVE FFL FOR PRIVACY

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Nominated Architect
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 WNI Design Union Pty Ltd. ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:
**7 ANNANDALE ST, DARLING
 POINT NSW 2027**

DRAWING TITLE:
ELEVATION EAST

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: C

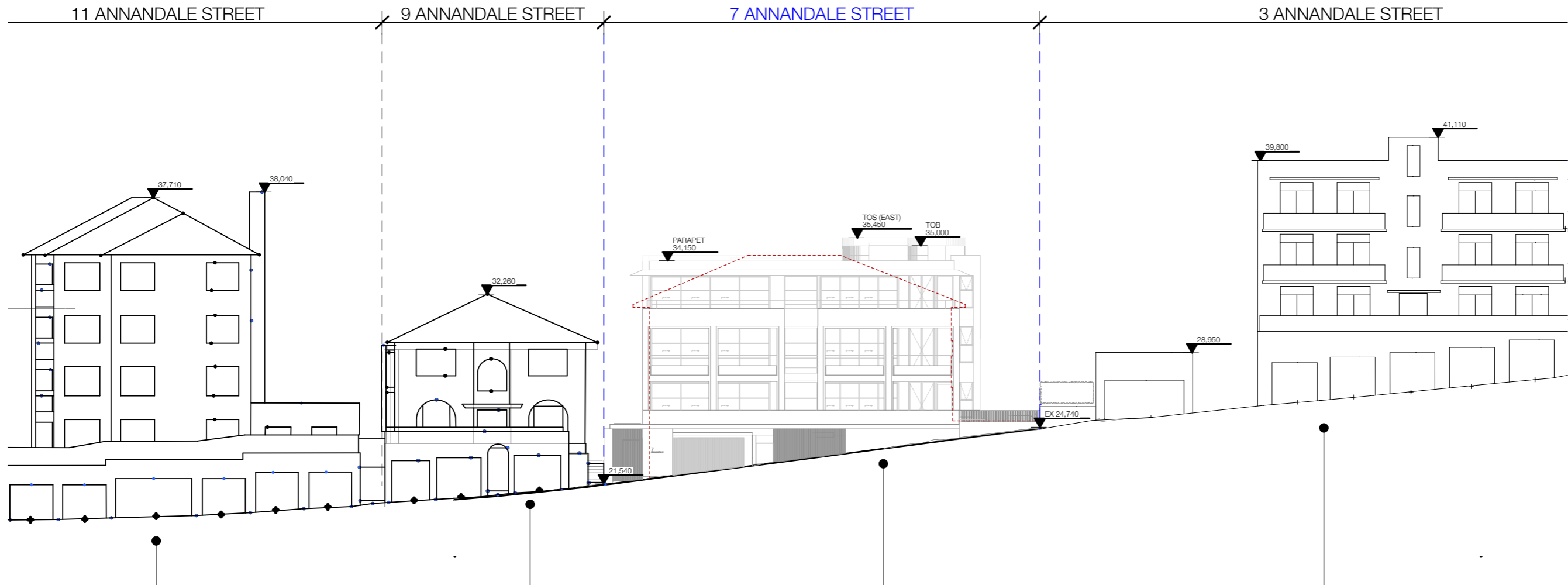
PROJECT NUMBER: 24-010
 DWG NUMBER: DA 3003

REF: BIMcloud: bob-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair

REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

- CLAUSE AS04: EVIDENCE OF SUITABILITY (DRINKING WATER)
- CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
- CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
- CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
- CLAUSE C313: SEPARATION OF EQUIPMENT
- CLAUSE C314: ELECTRICITY SUPPLY SYSTEM
- CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
- CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
- CLAUSE C415: OPENINGS FOR SERVICE INSTALLATIONS
- CLAUSE D215: DISCHARGE FROM EXITS
- CLAUSE D308: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
- CLAUSE D314: GOINGS AND RISERS
- CLAUSE D315: LANDINGS
- CLAUSE D316: THRESHOLDS
- CLAUSE D317: BARRIERS TO PREVENT FALLS
- CLAUSE D322: HANDRAILS
- CLAUSE D328: OPERATION OF LATCH
- CLAUSE D328: SIGNS ON DOORS
- CLAUSE D402: GENERAL BUILDING ACCESS REQUIREMENTS
- CLAUSE D404: PARTS OF BUILDING TO BE ACCESSIBLE
- CLAUSE D407: SIGNAGE
- CLAUSE D409: TACTILE INDICATORS
- CLAUSE E105 & E106: SPRINKLER REQUIREMENTS
- CLAUSE E205 & E206: SMOKE HAZARD MANAGEMENT
- CLAUSE E402: EMERGENCY LIGHTING
- CLAUSE F106/F107: DAMP PROOFING
- CLAUSE F202: WET AREA CONSTRUCTION
- CLAUSE F402: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
- CLAUSE F406: CONSTRUCTION OF SANITARY COMPARTMENTS
- CLAUSE F502: ROOM HEIGHTS
- CLAUSE F602 & F606: LIGHT AND VENTILATION
- CLAUSE F706: SOUND INSULATION OF FLOORS
- CLAUSE F706: SOUND INSULATION OF WALLS
- CLAUSE F707: SOUND INSULATION OF SERVICES
- CLAUSE F708: SOUND INSULATION OF PUMPS
- CLAUSE J1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
- CLAUSE J202: APPLICATION OF ENERGY EFFICIENCY PROVISIONS



LEGEND:

- EXISTING BOUNDARY WALL
- PROPOSED SHORING WALL
- PROPOSED WALL
- TPZ ENCROACHMENT
- WALLS TO DEMOLISH
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE
- EXISTING TREE TO BE REMOVED
- TPZ
- PRIMARY STREET HEIGHT DATUM
- PROPOSED BUILDING
- EXISTING BUILDING
- MASSING SETBACK

TOW TOP OF WALL

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PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

DRAWING TITLE:
STREETSCAPE ELEVATION

SCALE: 1:250@A3 DRAWN: MB CHECKED: MW

ISSUE DATE: 3/2/2025 REVISION: **C**

PROJECT NUMBER: **24-010** DWG NUMBER: **DA 3004**

REF: BIMcloud; bcb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Sprawl Stair

REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

CLAUSE AS04: EVIDENCE OF SUITABILITY (DRINKING WATER)
 CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
 CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
 CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
 CLAUSE C313: SEPARATION OF EQUIPMENT
 CLAUSE C314: ELECTRICITY SUPPLY SYSTEM
 CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
 CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
 CLAUSE C415: OPENINGS FOR SERVICE INSTALLATIONS
 CLAUSE D215: DISCHARGE FROM EXITS
 CLAUSE D308: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE D314: GOINGS AND RISERS
 CLAUSE D315: LANDINGS
 CLAUSE D316: THRESHOLDS
 CLAUSE D317: BARRIERS TO PREVENT FALLS
 CLAUSE D322: HANDRAILS
 CLAUSE D328: OPERATION OF LATCH
 CLAUSE D328: SIGNS ON DOORS
 CLAUSE D402: GENERAL BUILDING ACCESS REQUIREMENTS
 CLAUSE D404: PARTS OF BUILDING TO BE ACCESSIBLE
 CLAUSE D407: SIGNAGE
 CLAUSE D409: TACTILE INDICATORS
 CLAUSE E205 & E206: SPRINKLER REQUIREMENTS
 CLAUSE E205 & E208: SMOKE HAZARD MANAGEMENT
 CLAUSE E402: EMERGENCY LIGHTING
 CLAUSE F106(F1): DAMP PROOFING
 CLAUSE F202: WET AREA CONSTRUCTION
 CLAUSE F402: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
 CLAUSE F406: CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE F502: ROOM HEIGHTS
 CLAUSE F602 & F606: LIGHT AND VENTILATION
 CLAUSE F706: SOUND INSULATION OF FLOORS
 CLAUSE F707: SOUND INSULATION OF WALLS
 CLAUSE F707: SOUND INSULATION OF SERVICES
 CLAUSE F708: SOUND ISOLATION OF PUMPS
 CLAUSE F1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
 CLAUSE J202: APPLICATION OF ENERGY EFFICIENCY PROVISIONS

LEGEND:

	EXISTING BOUNDARY WALL
	PROPOSED SHORING WALL
	PROPOSED WALL
	TPZ ENCROACHMENT
	WALLS TO DEMOLISH
	EXISTING TREE TO BE RETAINED
	PROPOSED TREE
	EXISTING TREE TO BE REMOVED
	TPZ
	SRZ
EX	EXISTING RL
RL	REDUCED LEVEL
FFL	RL OF FINISHED FL FLOOR LEVEL
LD	LINEAR DRAIN
- - -	TITLE BOUNDARY
- - -	EX BUILDING TO BE DEMOLISHED
- - -	PREDOMINANT SETBACKS
TOB	TOP OF BALUSTRADE
TOS	TOP OF SCREEN
TOW	TOP OF WALL

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Notified Architect
 Brian Mayerson
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PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

DRAWING TITLE:
SECTION A

SCALE:	DRAWN:	CHECKED:
1:100@A3	MB	MW

ISSUE DATE:	REVISION:
3/2/2025	C

PROJECT NUMBER:	DWG NUMBER:
24-010	DA 3100

REF: BIMcloud; bsb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point, SOFAC, Spiral Stair



NO. 7 ANNANDALE ST		
ROOF	+36,600	HEIGHT LIMIT 10.5m (EXISTING GROUND LINE)
ROOF TOP TERRACE	+33,950	PARAPET RL 34,150
LEVEL 2	+30,850	HEIGHT LIMIT 10.5m (NATURAL GROUND LINE)
LEVEL 1	+27,750	PARAPET TOW 34,450
GROUND LEVEL	+24,650	NEW RETAINING WALL, REQUIRED TO RETAIN EXISTING NEIGHBOURING LEVELS, 200mm
BASEMENT	+21,750	NEW RETAINING WALL, REQUIRED TO RETAIN EXISTING NEIGHBOURING LEVELS, 300mm

REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

- CLAUSE A504: EVIDENCE OF SUITABILITY (DRINKING WATER)
- CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
- CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
- CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
- CLAUSE C3D13: SEPARATION OF EQUIPMENT
- CLAUSE C3D14: ELECTRICITY SUPPLY SYSTEM
- CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
- CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
- CLAUSE C4D15: OPENINGS FOR SERVICE INSTALLATIONS
- CLAUSE D2D15: DISCHARGE FROM EXITS
- CLAUSE D3D8: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
- CLAUSE D3D14: GOINGS AND RISERS
- CLAUSE D3D15: LANDINGS
- CLAUSE D3D16: THRESHOLDS
- CLAUSE D3D17: BARRIERS TO PREVENT FALLS
- CLAUSE D3D22: HANDRAILS
- CLAUSE D3D28: OPERATION OF LATCH
- CLAUSE D3D28: SIGNS ON DOORS
- CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
- CLAUSE D4D4: PARTS OF BUILDINGS TO BE ACCESSIBLE
- CLAUSE D4D7: SIGNAGE
- CLAUSE D4D9: TACTILE INDICATORS
- CLAUSE E1D5 & E1D6: SPRINKLER REQUIREMENTS
- CLAUSE E2D5 & E2D8: SMOKE HAZARD MANAGEMENT
- CLAUSE E4D2: EMERGENCY LIGHTING
- CLAUSE F1D6F1D7: DAMP PROOFING
- CLAUSE F2D2: WET AREA CONSTRUCTION
- CLAUSE F4D2: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
- CLAUSE F4D6: CONSTRUCTION OF SANITARY COMPARTMENTS
- CLAUSE F5D2: ROOM HEIGHTS
- CLAUSE F6D2 & F6D6: LIGHT AND VENTILATION
- CLAUSE F7D6: SOUND INSULATION OF FLOORS
- CLAUSE F7D6: SOUND INSULATION OF WALLS
- CLAUSE F7D7: SOUND INSULATION OF SERVICES
- CLAUSE F7D8: SOUND ISOLATION OF PUMPS
- CLAUSE J1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
- CLAUSE J2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS

- LEGEND:
- EXISTING BOUNDARY WALL
 - PROPOSED SHORING WALL
 - PROPOSED WALL
 - TPZ ENCROACHMENT
 - WALLS TO DEMOLISH
 - EXISTING TREE TO BE RETAINED
 - PROPOSED TREE
 - EXISTING TREE TO BE REMOVED
 - TPZ
 - SRZ
 - EX EXISTING RL
 - RL REDUCED LEVEL
 - FFL RL OF FINISHED FLOOR LEVEL
 - LD LINEAR DRAIN
 - TITLE BOUNDARY
 - EX BUILDING TO BE DEMOLISHED
 - PREDOMINANT SETBACKS
 - TOP OF BALUSTRADE
 - TOB TOP OF SCREEN
 - TOW TOP OF WALL

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Notarated Architect
 Brian Mayerson
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PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

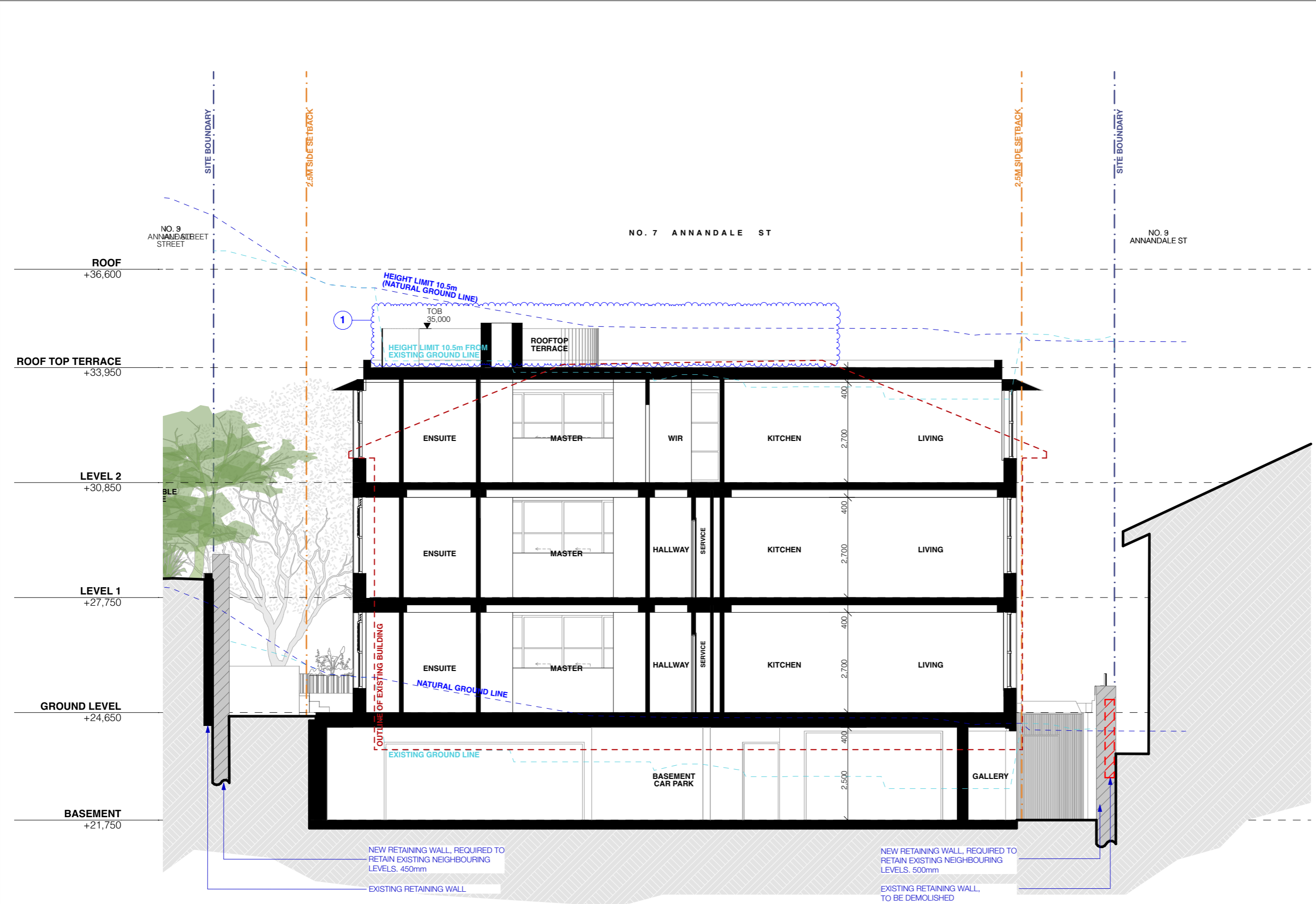
DRAWING TITLE:
SECTION B

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: **C**

PROJECT NUMBER: **24-010**
 DWG NUMBER: **DA 3101**

REF: BIMcloud: bsb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair



REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

- CLAUSE AS04: EVIDENCE OF SUITABILITY (DRINKING WATER)
- CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
- CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
- CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
- CLAUSE C3D13: SEPARATION OF EQUIPMENT
- CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
- CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
- CLAUSE C4D15: OPENINGS FOR SERVICE INSTALLATIONS
- CLAUSE D2D15: DISCHARGE FROM EXITS
- CLAUSE D3D8: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
- CLAUSE D3D14: GOINGS AND RISERS
- CLAUSE D3D15: LANDINGS
- CLAUSE D3D16: THRESHOLDS
- CLAUSE D3D17: BARRIERS TO PREVENT FALLS
- CLAUSE D3D22: HANDRAILS
- CLAUSE D3D26: OPERATION OF LATCH
- CLAUSE D3D28: SIGNS ON DOORS
- CLAUSE D4D2: GENERAL BUILDING ACCESS REQUIREMENTS
- CLAUSE D4D4: PARTS OF BUILDING TO BE ACCESSIBLE
- CLAUSE D4D7: SIGNAGE
- CLAUSE D4D9: TACTILE INDICATORS
- CLAUSE E2D5 & E2D6: SPRINKLER REQUIREMENTS
- CLAUSE E2D5 & E2D6: SMOKE HAZARD MANAGEMENT
- CLAUSE E4D2: EMERGENCY LIGHTING
- CLAUSE F06B1D7: DAMP PROOFING
- CLAUSE F2D2: WET AREA CONSTRUCTION
- CLAUSE F4D2: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
- CLAUSE F4D6: CONSTRUCTION OF SANITARY COMPARTMENTS
- CLAUSE F5D2: ROOM HEIGHTS
- CLAUSE F6D2 & F6D6: LIGHT AND VENTILATION
- CLAUSE F7D6: SOUND INSULATION OF FLOORS
- CLAUSE F7D6: SOUND INSULATION OF WALLS
- CLAUSE F7D7: SOUND INSULATION OF SERVICES
- CLAUSE F7D8: SOUND ISOLATION OF PUMPS
- CLAUSE J1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
- CLAUSE J2D2: APPLICATION OF ENERGY EFFICIENCY PROVISIONS

- LEGEND:
- EXISTING BOUNDARY WALL
 - PROPOSED SHORING WALL
 - PROPOSED WALL
 - TPZ ENCROACHMENT
 - WALLS TO DEMOLISH
 - EXISTING TREE TO BE RETAINED
 - PROPOSED TREE
 - EXISTING TREE TO BE REMOVED
 - TPZ
 - SRZ
 - EX EXISTING RL
 - RL REDUCED LEVEL
 - FFL RL OF FINISHED FLOOR LEVEL
 - LD LINEAR DRAIN
 - TITLE BOUNDARY
 - EX BUILDING TO BE DEMOLISHED
 - PREDOMINANT SETBACKS
 - TOB TOP OF BALUSTRADE
 - TOS TOP OF SCREEN
 - TOW TOP OF WALL

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PROJECT ADDRESS:
7 ANNANDALE ST, DARLING POINT NSW 2027

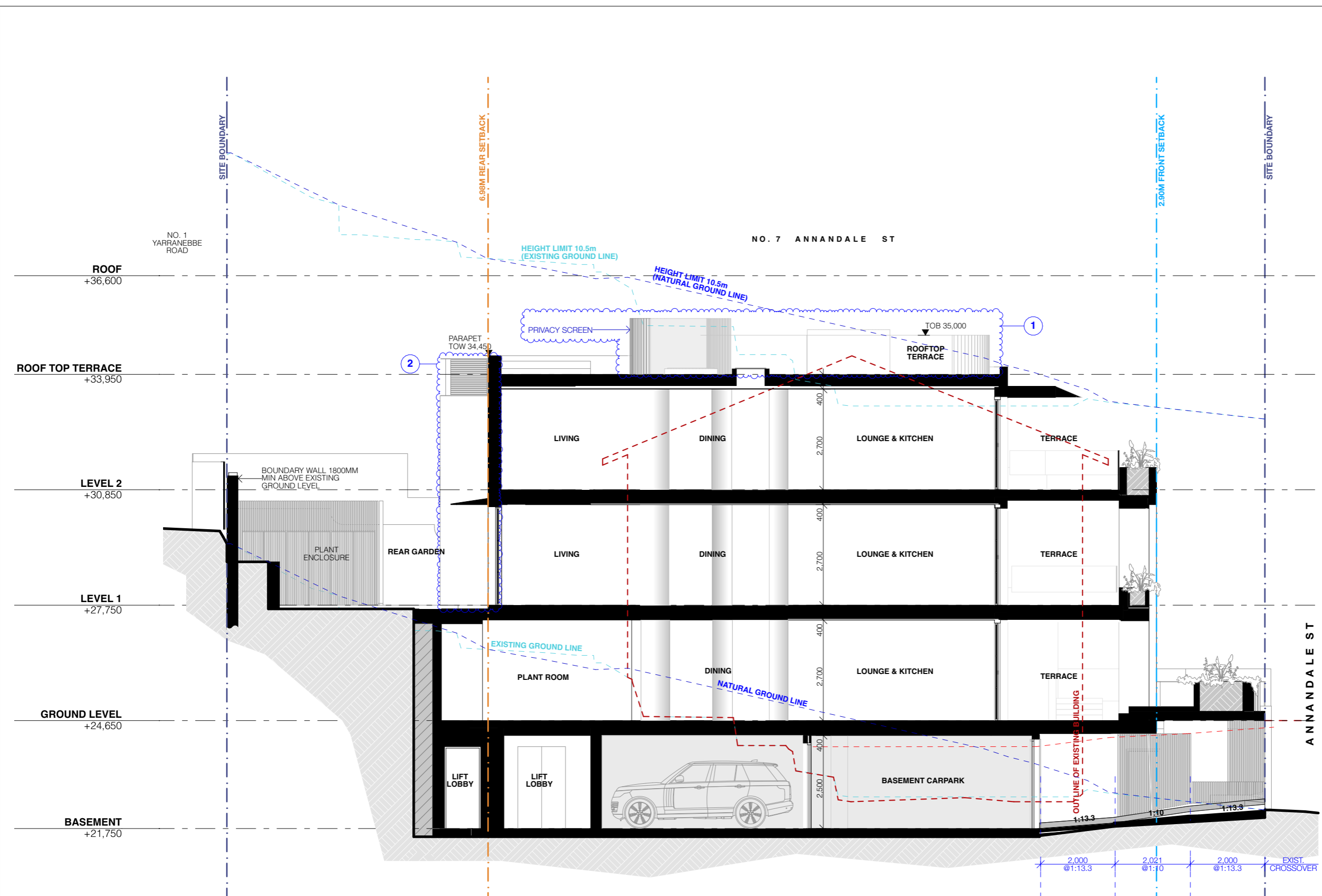
DRAWING TITLE:
SECTION C (DRIVEWAY)

SCALE: 1:100@A3
 DRAWN: MB
 CHECKED: MW

ISSUE DATE: 3/2/2025
 REVISION: **C**

PROJECT NUMBER: **24-010**
 DWG NUMBER: **DA 3102**

REF: BIMcloud; bcb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair



ANNANDALE ST

NO. 7 ANNANDALE ST

NO. 1 YARRANEBBE ROAD

6.98M REAR SETBACK

2.90M FRONT SETBACK

SITE BOUNDARY

SITE BOUNDARY

HEIGHT LIMIT 10.5m (EXISTING GROUND LINE)

HEIGHT LIMIT 10.5m (NATURAL GROUND LINE)

PRIVACY SCREEN

TOB 35,000

2

1

BOUNDARY WALL 1800MM MIN ABOVE EXISTING GROUND LEVEL

PLANT ENCLOSURE

REAR GARDEN

EXISTING GROUND LINE

NATURAL GROUND LINE

OUTLINE OF EXISTING BUILDING

EXIST. CROSSOVER

2,000 @1:13.3 2,021 @1:10 2,000 @1:13.3

REV	DESCRIPTION	DATE
A	DA SUBMISSION	7/6/2024
B	S34 SUBMISSION	14/1/2025
C	S34 FINAL	3/2/2025

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ NCC CLAUSES & AUSTRALIAN STANDARDS

CLAUSE A504: EVIDENCE OF SUITABILITY (DRINKING WATER)
 CLAUSE B104: DETERMINATION OF STRUCTURAL RESISTANCE OF MATERIALS AND FORMS OF CONSTRUCTION
 CLAUSE C1P1 - C1P9: FIRE RESISTANCE PERFORMANCE REQUIREMENTS
 CLAUSE C307: VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
 CLAUSE C313: SEPARATION OF EQUIPMENT
 CLAUSE C314: ELECTRICITY SUPPLY SYSTEM
 CLAUSE C405: ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
 CLAUSE C409: OPENINGS IN FIRE ISOLATED EXITS
 CLAUSE C412: OPENINGS FOR SERVICE INSTALLATIONS
 CLAUSE D215: DISCHARGE FROM EXITS
 CLAUSE D308: INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
 CLAUSE D314: GOINGS AND RISERS
 CLAUSE D315: LANDINGS
 CLAUSE D316: THRESHOLDS
 CLAUSE D317: BARRIERS TO PREVENT FALLS
 CLAUSE D322: HANDRAILS
 CLAUSE D326: OPERATION OF LATCH
 CLAUSE D328: SIGNS ON DOORS
 CLAUSE D402: GENERAL BUILDING ACCESS REQUIREMENTS
 CLAUSE D404: PARTS OF BUILDING TO BE ACCESSIBLE
 CLAUSE D407: SIGNAGE
 CLAUSE D409: TACTILE INDICATORS
 CLAUSE E205 & E206: SPRINKLER REQUIREMENTS
 CLAUSE E205 & E208: SMOKE HAZARD MANAGEMENT
 CLAUSE E402: EMERGENCY LIGHTING
 CLAUSE F106F1D7: DAMP PROOFING
 CLAUSE F202: WET AREA CONSTRUCTION
 CLAUSE F402: SANITARY FACILITIES IN RESIDENTIAL BUILDINGS
 CLAUSE F406: CONSTRUCTION OF SANITARY COMPARTMENTS
 CLAUSE F502: ROOM HEIGHTS
 CLAUSE F602 & F606: LIGHT AND VENTILATION
 CLAUSE F706: SOUND INSULATION OF FLOORS
 CLAUSE F707: SOUND INSULATION OF WALLS
 CLAUSE F707: SOUND INSULATION OF SERVICES
 CLAUSE F708: SOUND ISOLATION OF PUMPS
 CLAUSE F1P1: ENERGY EFFICIENCY REQUIREMENTS (IF APPLICABLE)
 CLAUSE J202: APPLICATION OF ENERGY EFFICIENCY PROVISIONS

LEGEND:

	EXISTING BOUNDARY WALL
	PROPOSED SHORING WALL
	PROPOSED WALL
	TPZ ENCROACHMENT
	WALLS TO DEMOLISH
	EXISTING TREE TO BE RETAINED
	PROPOSED TREE
	EXISTING TREE TO BE REMOVED
	TPZ
	SRZ
	EX EXISTING RL
	RL REDUCED LEVEL
	FFL RL OF FINISHED FLOOR LEVEL
	LD LINEAR DRAIN
	TITLE BOUNDARY
	EX BUILDING TO BE DEMOLISHED
	PREDOMINANT SETBACKS
	TOB TOP OF BALUSTRADE
	TOS TOP OF SCREEN
	TOW TOP OF WALL

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PROJECT ADDRESS:
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DRAWING TITLE:
SECTION D

SCALE:	DRAWN:	CHECKED:
1:100@A3	MB	MW

ISSUE DATE:	REVISION:
3/2/2025	C

PROJECT NUMBER:	DWG NUMBER:
24-010	DA 3103

REF: BIMcloud; bcb-26 - BIMcloud Basic for Archicad 26/24-010 7 Annandale St, Darling Point_SOFAC_Spiral Stair

