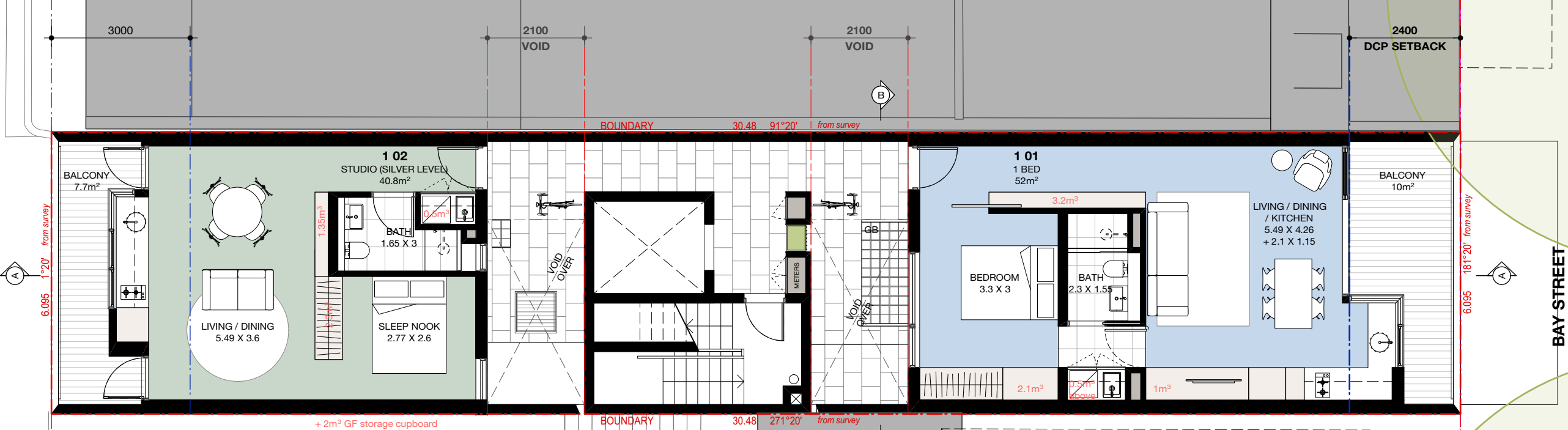


LEVEL 1



BASIX requirements

Water
Rainwater Tank
Landscape connection
Water Taps
Showerheads
Toilet Flusher
Dishwasher

1000L
Yes
6-stars
3-stars (4.5-6 L/min)
4-stars
3.5-star dishwasher

Thermal Comfort
Fixed/Sliding Glazing
Awning/Bi-Fold Glazing
External Walls
Internal Walls
Ceiling Cavity
Exposed Roof

U-value 5.4 & SHGC 0.58 (+/- 10%)
U-value 5.4 & SHGC 0.49 (+/- 10%)
Type: Concrete
Type: Stud
Type: Plasterboard
Type: Concrete

Insulation: R2.5 bulk
Insulation: Nil
Insulation: R4.0 bulk
Insulation: Nil

Energy Common Areas:
Lighting
Lifts
Ventilation
Hot Water

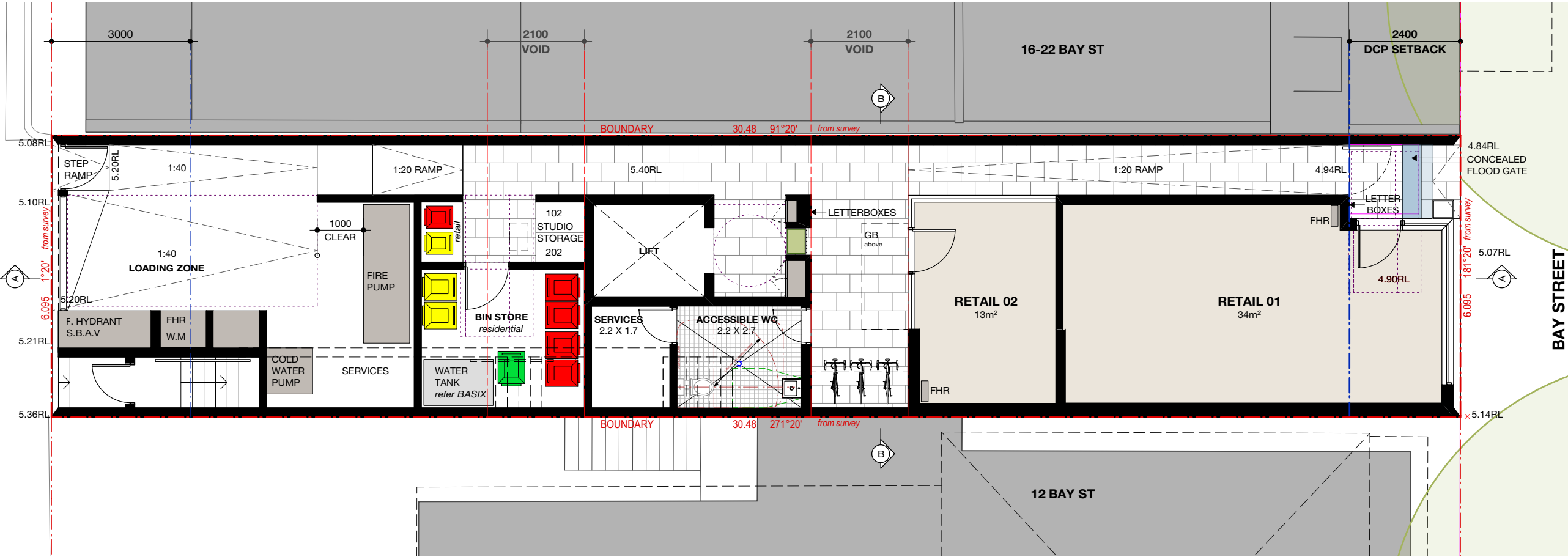
LED's throughout with motion sensors
VVVF motor
Exhaust only to Acc WC and bin store
Solar – _electric boosted (5m2 solar collector)

Dwellings:
Heating/Cooling
Lighting
Ventilation

Appliances
Fridge Space
Photovoltaics

Ceiling fans only to living rooms
Laundry & WC fan ducted to façade and interlocked to light
Kitchen fan ducted to façade with manual switch
Electric cooktop & electric oven; 3-star dishwashers; 2-stars dryers
Well ventilated
3.2 peak kW's

GROUND



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– Do not scale

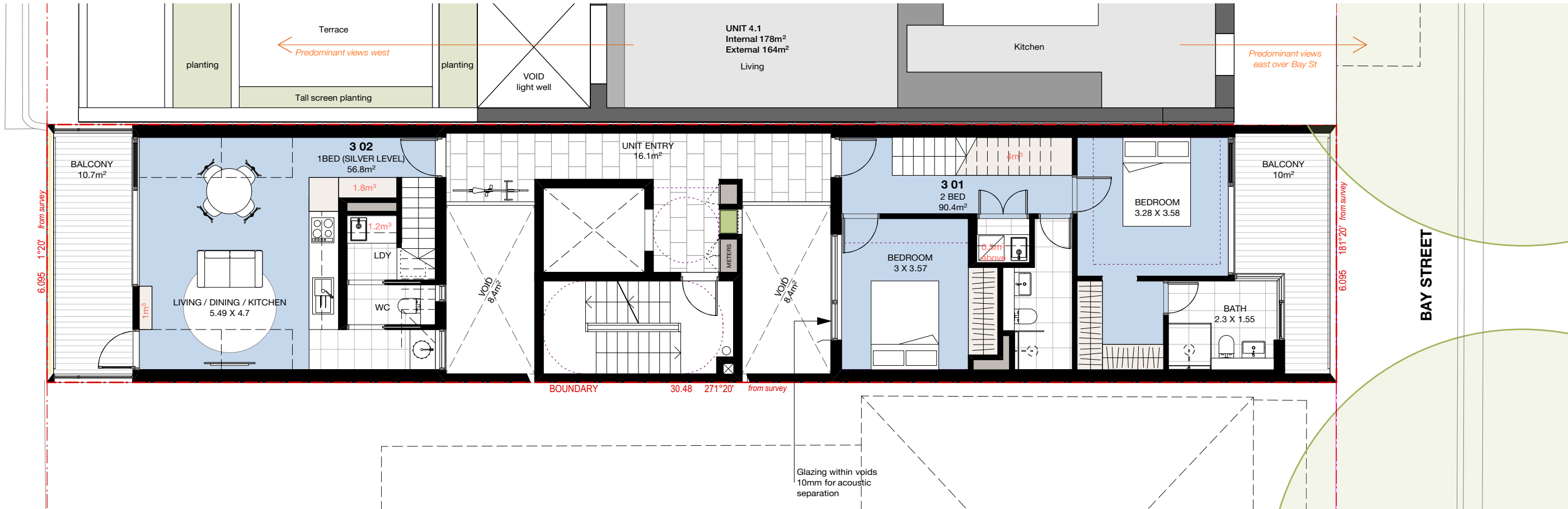
– Comply with the Building Code of Australia

– Comply with the relevant Australian Standards

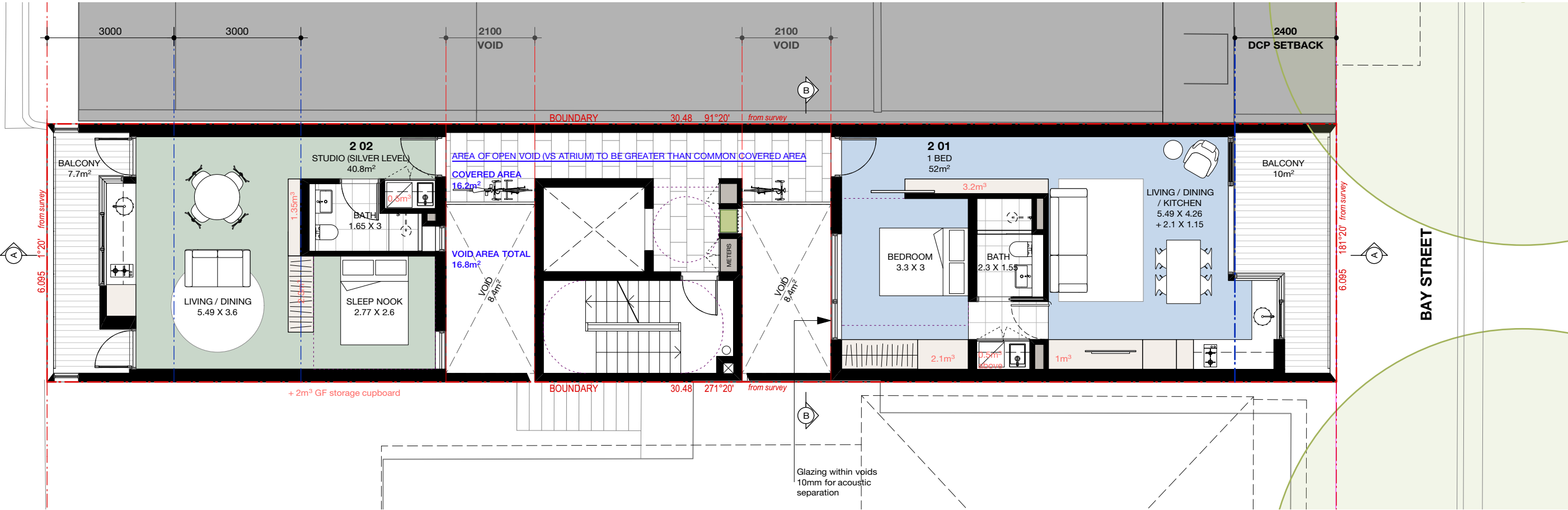
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LEVEL 3



LEVEL 2



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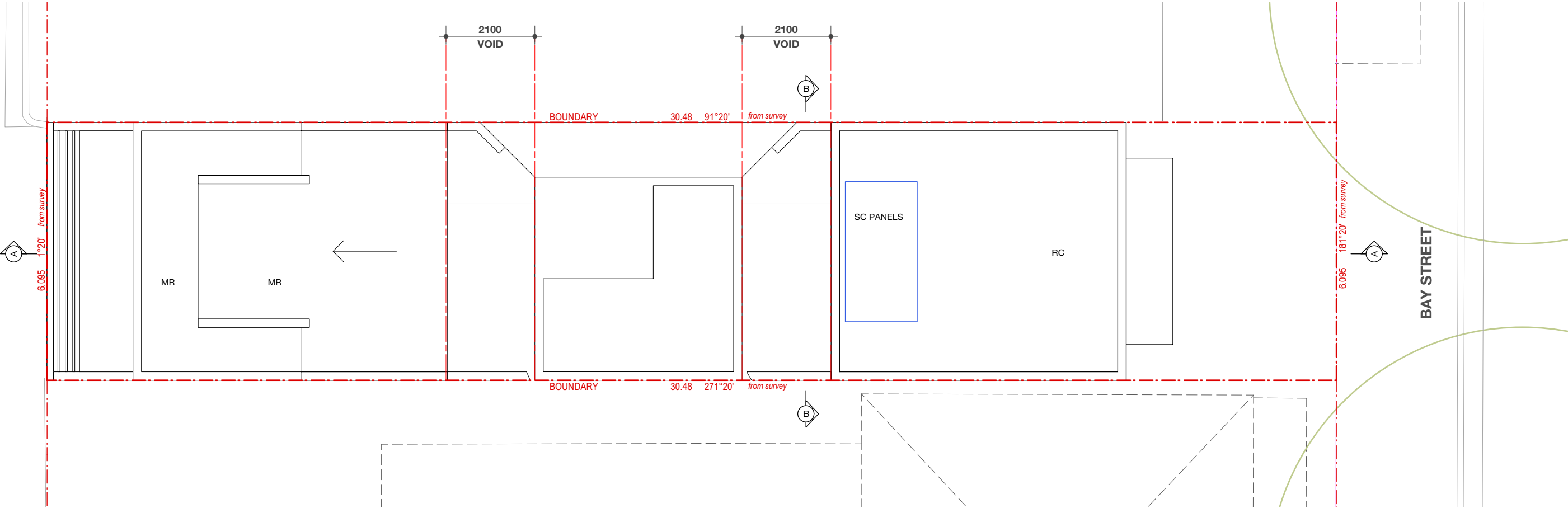
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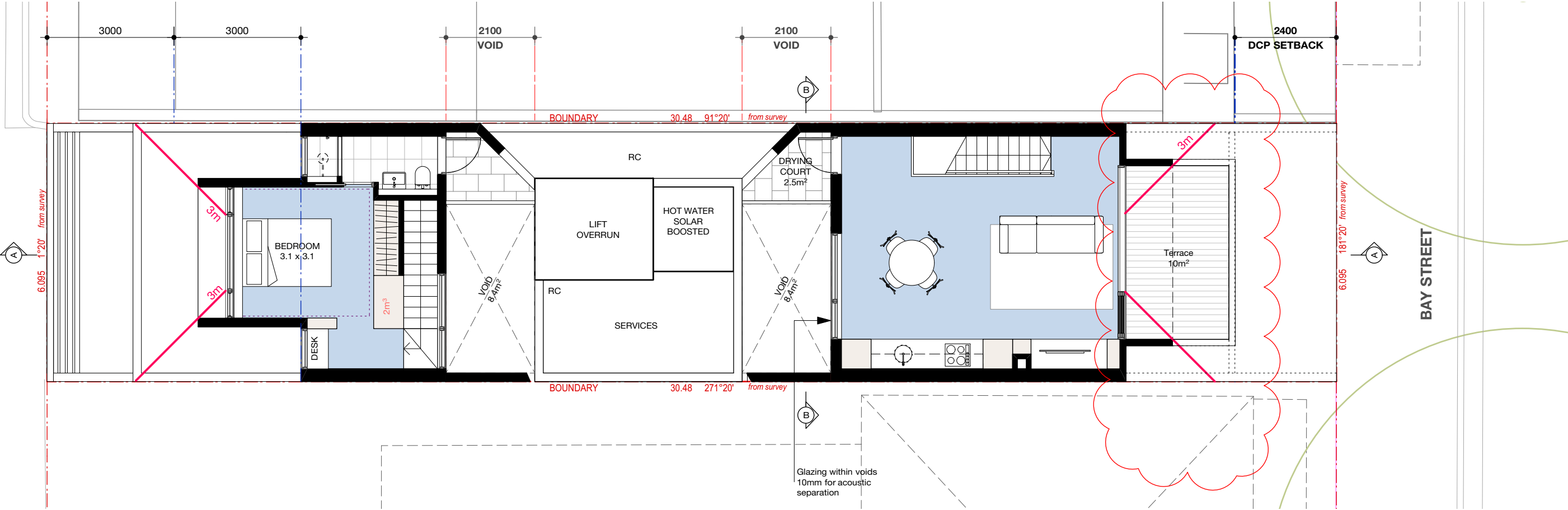
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ROOF



LEVEL 4



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Comply with relevant Authorities' requirements

REV	DATE	AMENDMENT
A	2/9/20	DA SUBMISSION
B	29/4/21	REVISED DA SUBMISSION
C	19/1/22	SECTION 34 CONFERENCE
D	5/4/22	Conference of Expert Witnesses
F	19/4/22	Joint Report
G	27/4/22	Revised Terrace to Bay Street

PROJECT

Bay Street

14 Bay St, Double Bay

CLIENT

Halepa Holdings

DRAWING TITLE			
Plan - Level 4 + Roof			
JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:100@A3	DA 2.02
DATE	CHECKED	PLOT DATE	REVISION
Sept 2020	PT	27/4/22	G



4-10 Bay St - Existing building shown red dashed
2-10 Bay St - Outline of DA Approved building shown



4-10 Bay St - Existing building shown red dashed
2-10 Bay St - Outline of DA Approved building shown

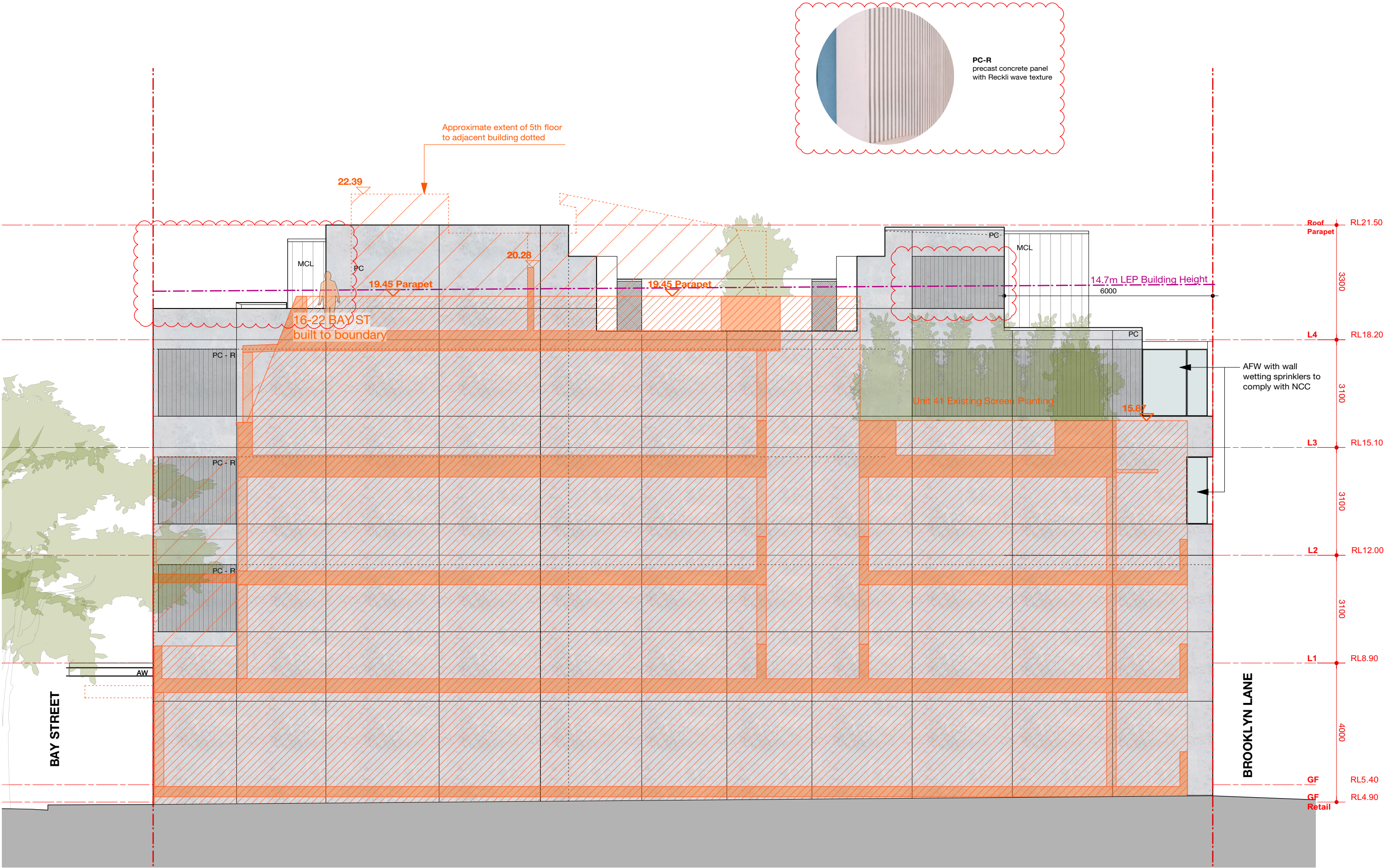
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	A	2/9/20	DA SUBMISSION																							
	B	29/4/21	REVISED DA SUBMISSION																							
	C	19/1/22	SECTION 34 CONFERENCE																							
	D	25/1/22	UPDATED SECTION 34 CONFERENCE.																							
	E	5/4/22	Conference of Expert Witnesses																							
	F	19/4/22	Joint Report																							
	G	27/4/22	Revised terrace to Bay Street																							
<div>Use figured dimensions only</div> <div>Comply with the Building Code of Australia</div> <div>Comply with the relevant Australian Standards</div> <div>Comply with relevant Authorities' requirements</div>																										
<div>CLIENT</div> <div>Halepa Holdings</div>														<div>JOB NO</div> <div>19.53</div>	<div>DRAWN</div> <div>MR</div>	<div>SCALE</div> <div>1:200@A3</div>	<div>DRAWING NO.</div> <div>DA 3.00</div>									
<div>DATE</div> <div>Sept 2020</div>														<div>CHECKED</div> <div>PT</div>	<div>PLOT DATE</div> <div>27/4/22</div>	<div>REVISION</div> <div>G</div>										

Approved DA
Parapet RL 22.90

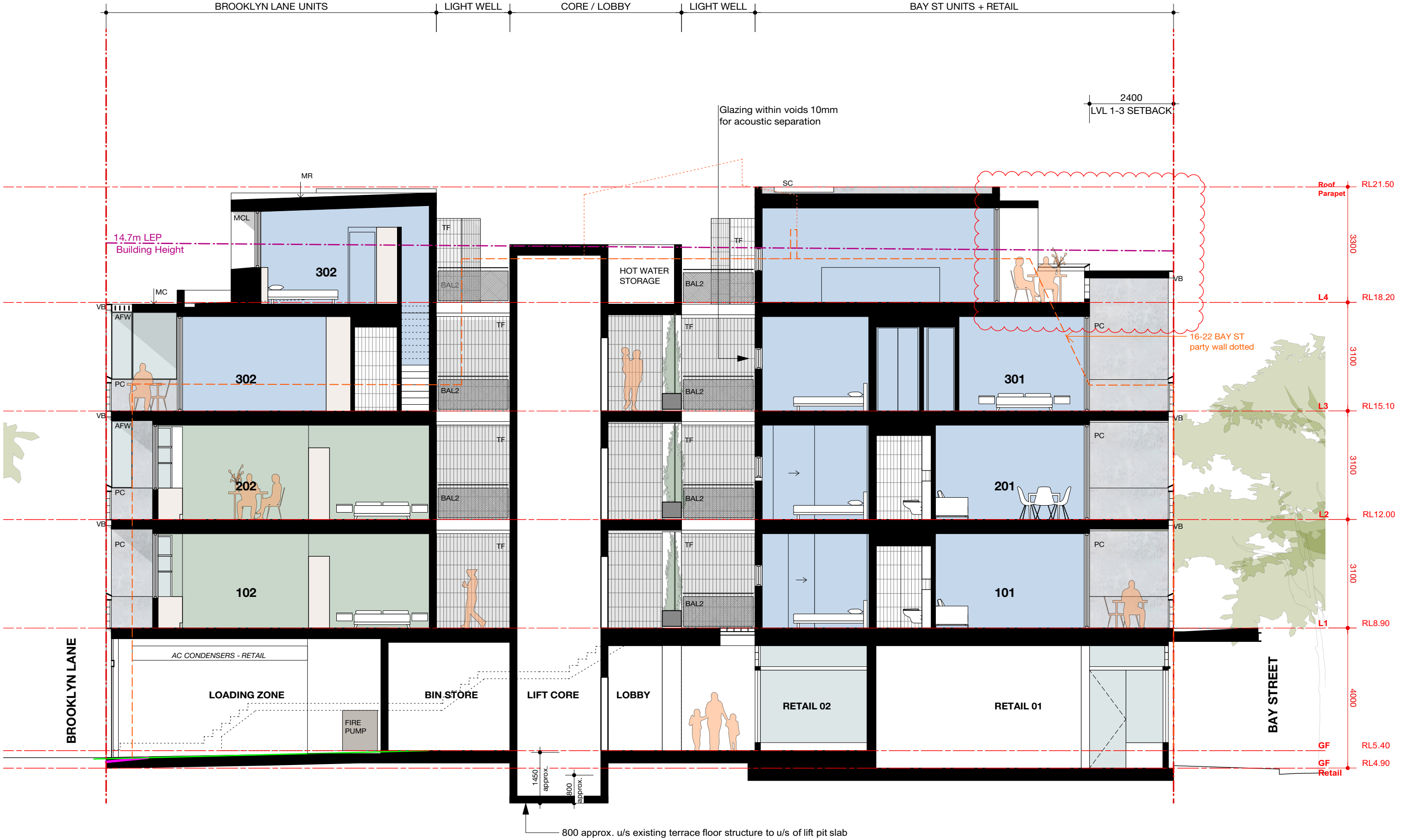


16-22 Bay St **14 Bay St** 12 Bay St 4-10 Bay St

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		A	2/9/20	DA SUBMISSION			JOB NO	DRAWN	SCALE	DRAWING NO.
		B	29/4/21	REVISED DA SUBMISSION			19.53	MR	1:100@A3	DA 3.01
		C	19/1/22	SECTION 3A CONFERENCE			DATE	CHECKED	PLOT DATE	REVISION
		D	25/1/22	UPDATED SECTION 3A CONFERENCE			Sept 2020	PT	27/4/22	G
		E	5/4/22	Conference of Expert Witnesses						
	F	19/4/22	Joint Report							
	G	27/4/22	Revised terrace to Bay Street							

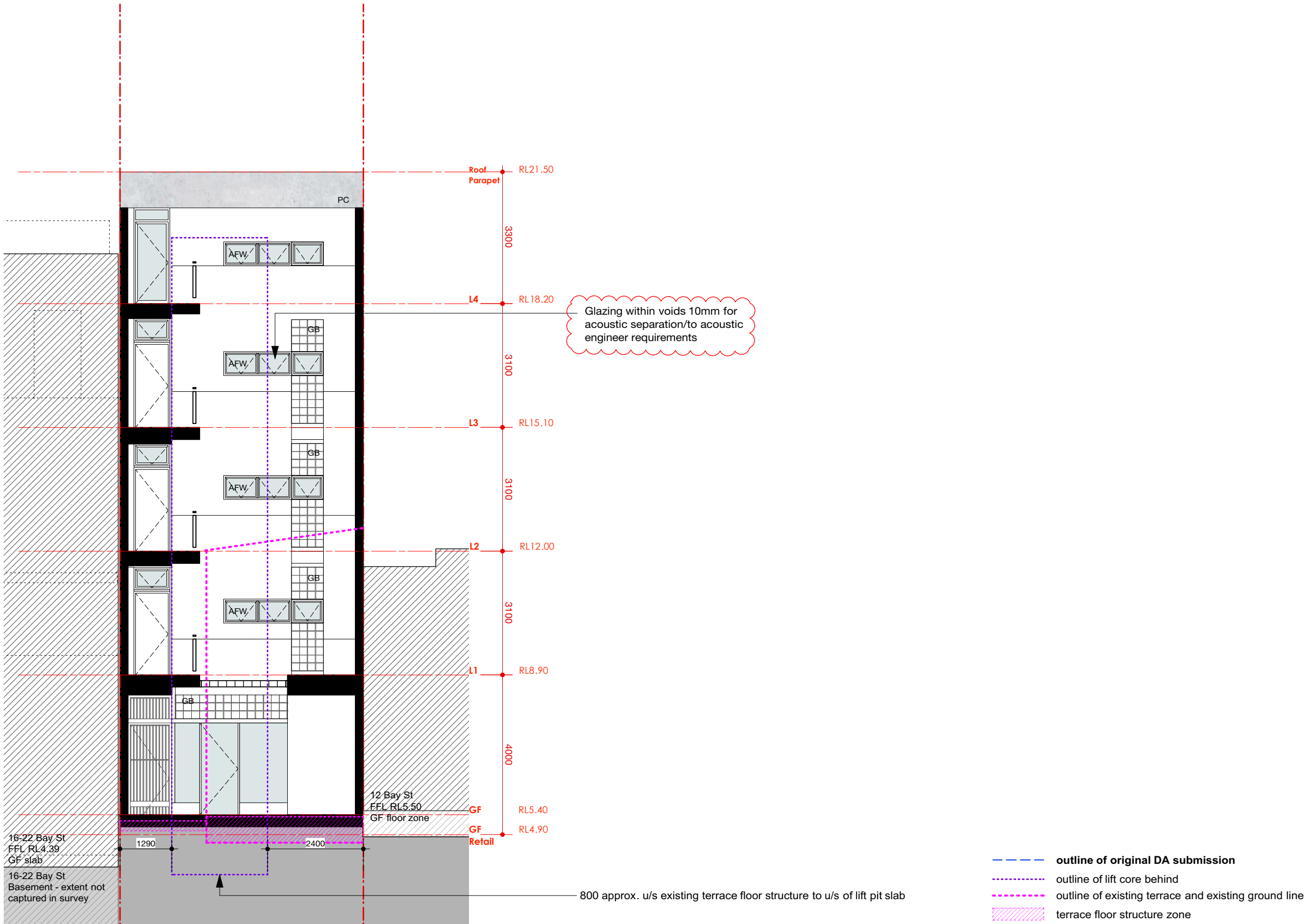


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		A	2/9/20	DA SUBMISSION		Bay Street		Elevation - North				
		B	29/4/21	REVISED DA SUBMISSION		14 Bay St, Double Bay		JOB NO	DRAWN	SCALE	DRAWING NO.	
		C	19/1/22	SECTION 34 CONFERENCE				19.53	MR	1:100@A3	DA 3.02	
		D	5/4/22	Conference of Expert Witnesses				DATE	CHECKED	PLOT DATE	REVISION	
		E	19/4/22	Joint Report				Sept 2020	PT	27/4/22	G	
		F										
		G	27/4/22	Revised terrace to Bay Street								



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		Bay Street		Section A					
		14 Bay St, Double Bay		JOB NO		DRAWN	SCALE	DRAWING NO.	
		CLIENT		19.53		MR	1:100@A3	DA 3.04	
		Halepa Holdings		DATE		CHECKED	PLOT DATE	REVISION	
				Sept 2020		PT	27/4/22	G	

SECTION B



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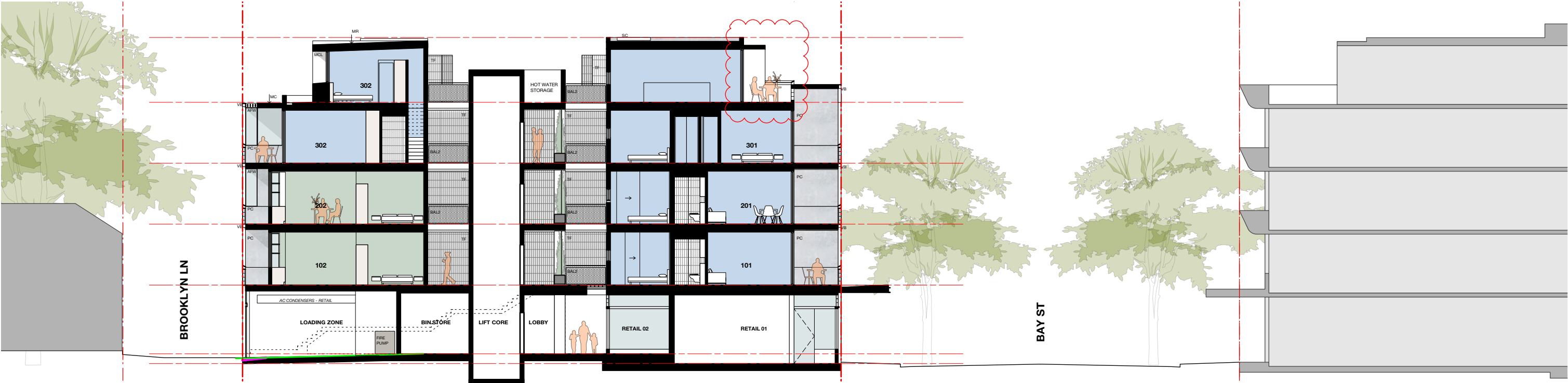
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REV	DATE	AMENDMENT
A	2/9/20	DA SUBMISSION
B	8/12/20	ISSUE FOR COUNCIL - EXCAVATION
C	29/4/21	REVISED DA SUBMISSION
D	19/1/22	SECTION 34 CONFERENCE
E	25/1/22	UPDATED FOR SECTION 34 CONFERENCE
F	19/4/22	Joint Report

MATERIALS LEGEND	
AFW	ALUMINIUM FRAMED WINDOW
AW	AWNING, STEEL FRAME
BAL1	BALUSTRADE TO NCC
BAL2	STEEL POWDERCOAT WITH GB INFILL
CLD	BALUSTRADE TO NCC
CLD	STEEL POWDERCOAT W. STEEL MESH/ROD INFILL
CLD	CLADDING
GB	CEMENTEL SURROUND, WHITE-BASE FC CLADDING
HR	GLASS BLOCKS
MR	HANDRAIL TO NCC, POWDERCOATED STEEL
LV	METAL ROOF
LV	HORIZONTAL LOUVRES
MCL	METAL CLADDING
MC	METAL CAPPING
PC	PRECAST CONCRETE
PC-R	PRECAST CONCRETE, RECKLI WAVE TEXTURE
PLD	PANEL LIFT DOOR
RC	OFF FORM REINFORCED CONCRETE
SC	SOLAR COLLECTORS
SCR	METAL SCREEN MESH
SF	STEEL FRAME, POWDERCOATED
SG	STEEL GATE, RODS + FRAME
TF	TILE FINISH
VB	VERTICAL FABRIC EXTERNAL BLIND

PROJECT		DRAWING TITLE	
Bay Street		Section B	
14 Bay St, Double Bay		JOB NO	DRAWN
		19.53	MR
		SCALE	DRAWING NO.
		1:100@A3	DA 3.05
CLIENT		DATE	REVISION
Halepa Holdings		Sept 2020	PT
		PLOT DATE	
		19/4/22	
			F



12 Henrietta St

14 Bay St

21-27 Bay St
DA approved 5-storey commercial building

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					Bay Street		Section A - Extended		
					14 Bay St, Double Bay	JOB NO	DRAWN	SCALE	DRAWING NO.
						19.53	MR	1:100@A3	DA 3.06
					CLIENT		Halepa Holdings		DATE
				Sept 2020	PT	28/4/22	G		



external blinds on edge of balcony



steel frame balustrade, glass block infill



concrete and FC cladding



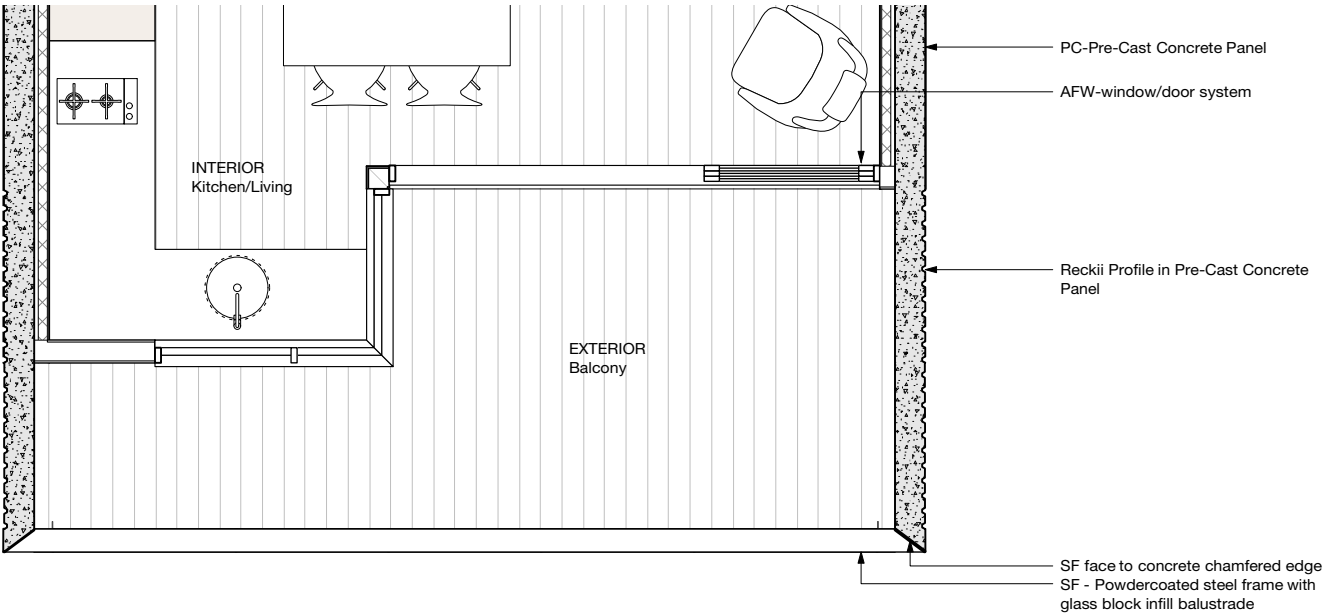
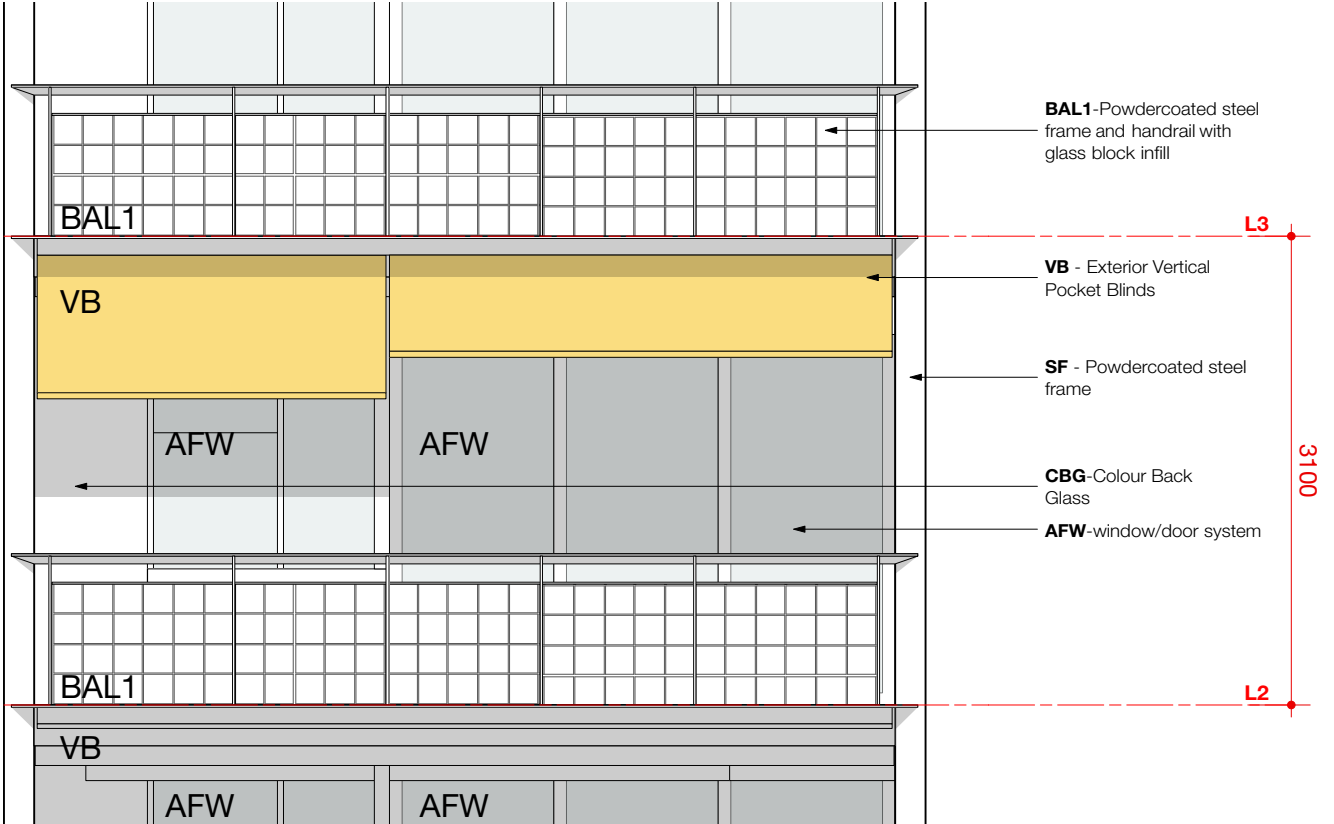
concrete, glass block



reflective inner core



Reckli wave pattern in pre cast panels



LEVEL 2
PLAN

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		Facade Details + Materiality								
		JOB NO	DRAWN	SCALE		DRAWING NO.				
		19.53	MR	1:50@A3		DA 4.00				
		DATE	CHECKED	PLOT DATE		REVISION				
		Sept 2020	PT	28/4/22		G				