

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:

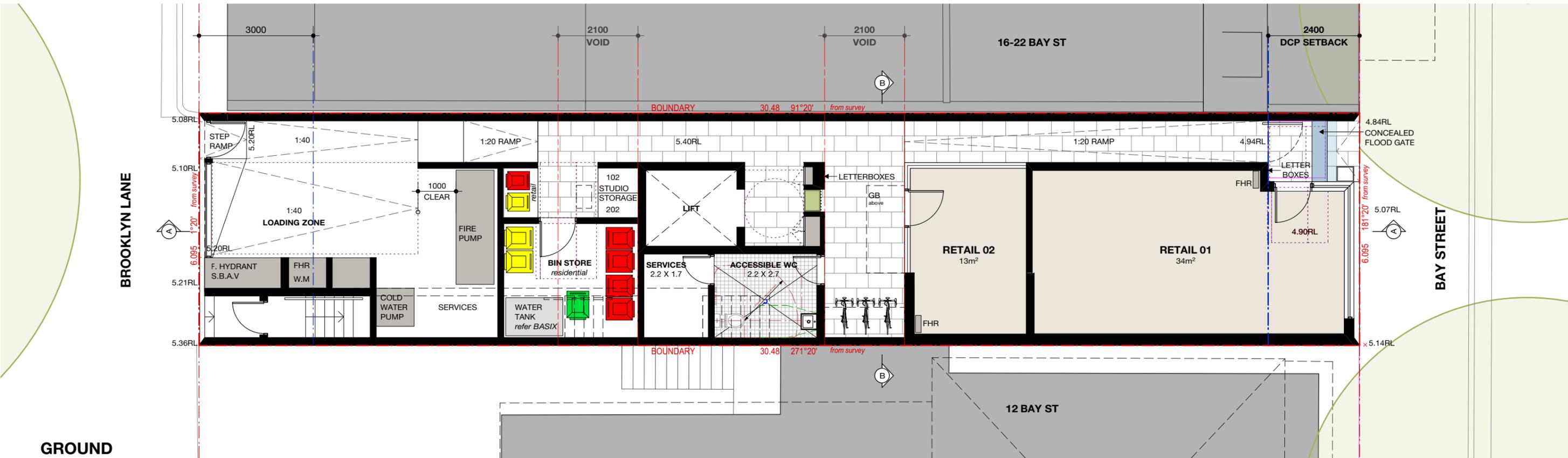
Lighting
 Lifts
 Ventilation
 Hot Water

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

Dwellings:

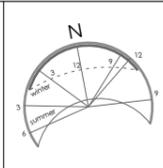
Heating/Cooling
 Lighting
 Ventilation
 Appliances
 Fridge Space
 Photovoltaics

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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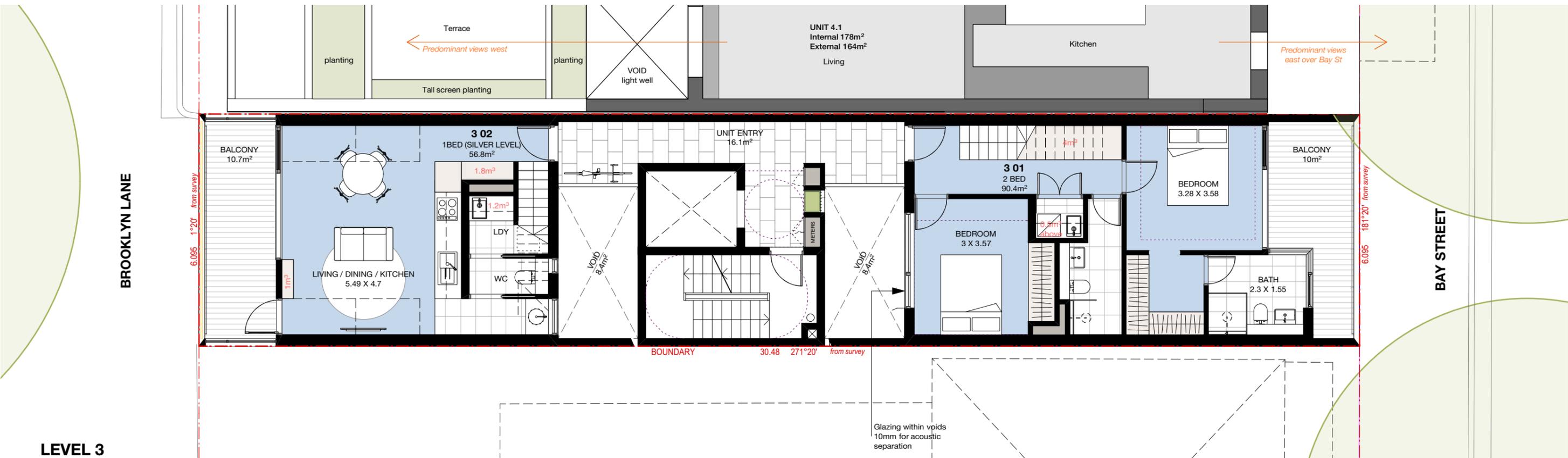


REV	DATE	AMENDMENT
A	2/9/20	DA SUBMISSION
B	19/1/22	SECTION 34 CONFERENCE
F	19/4/22	Joint Report

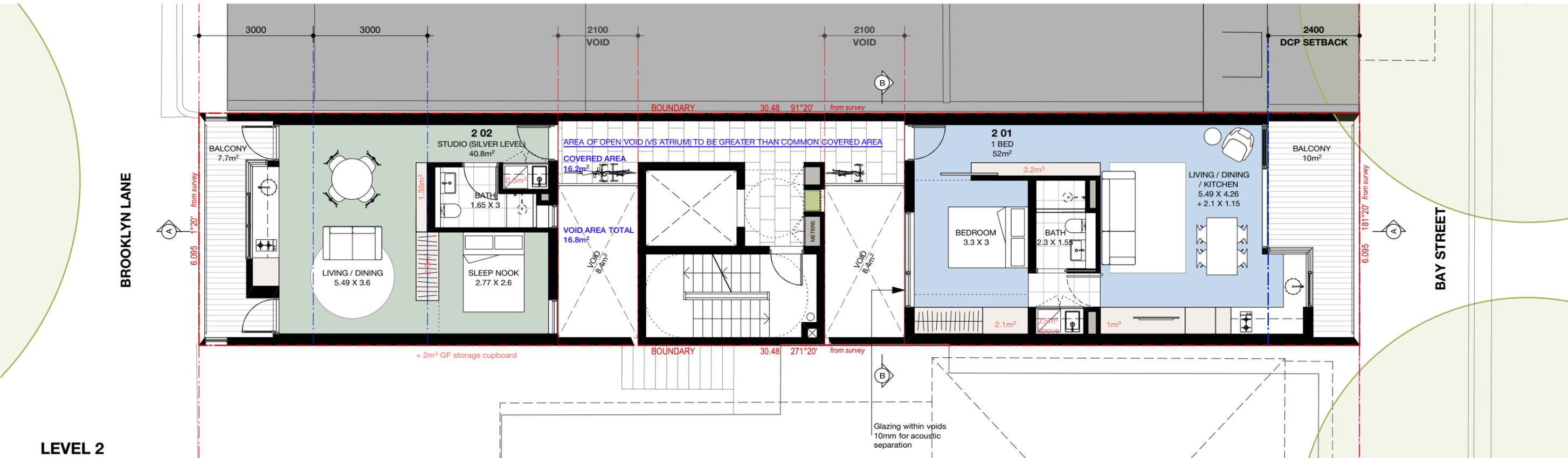
PROJECT
Bay Street 14 Bay St, Double Bay
CLIENT
Halepa Holdings

DRAWING TITLE			
Plan - Ground + Level 1			
JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:100@A3	DA 2.00
DATE	CHECKED	PLOT DATE	REVISION
Sept 2020	PT	19/4/22	F

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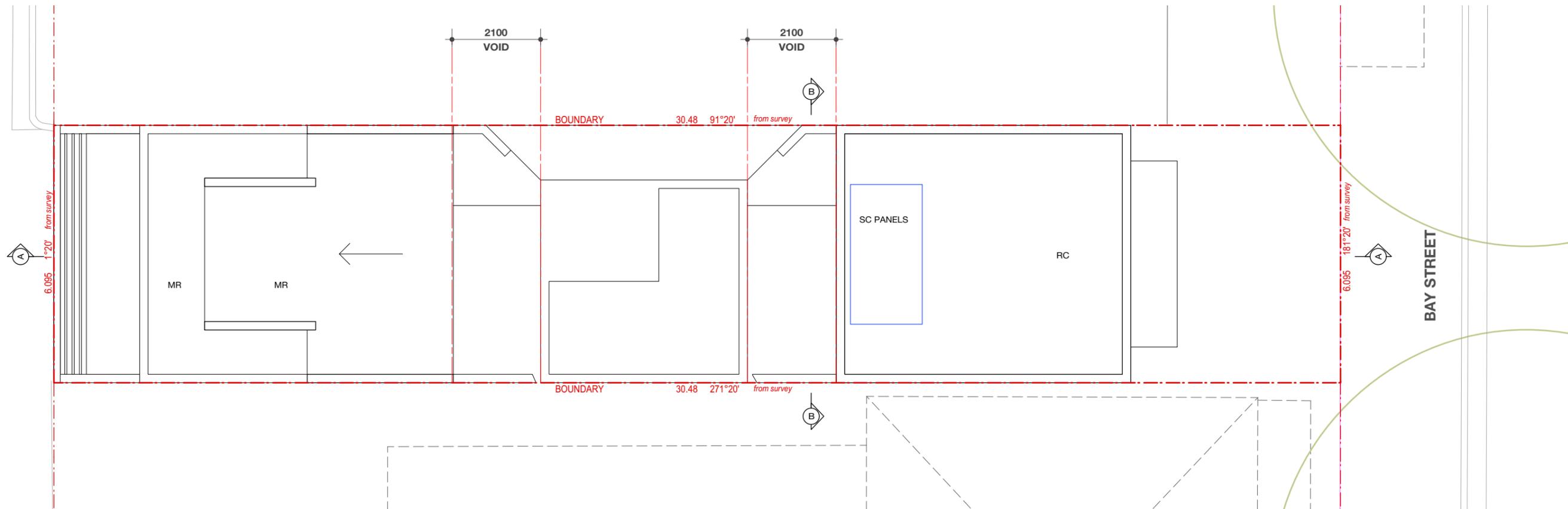
LEVEL 3



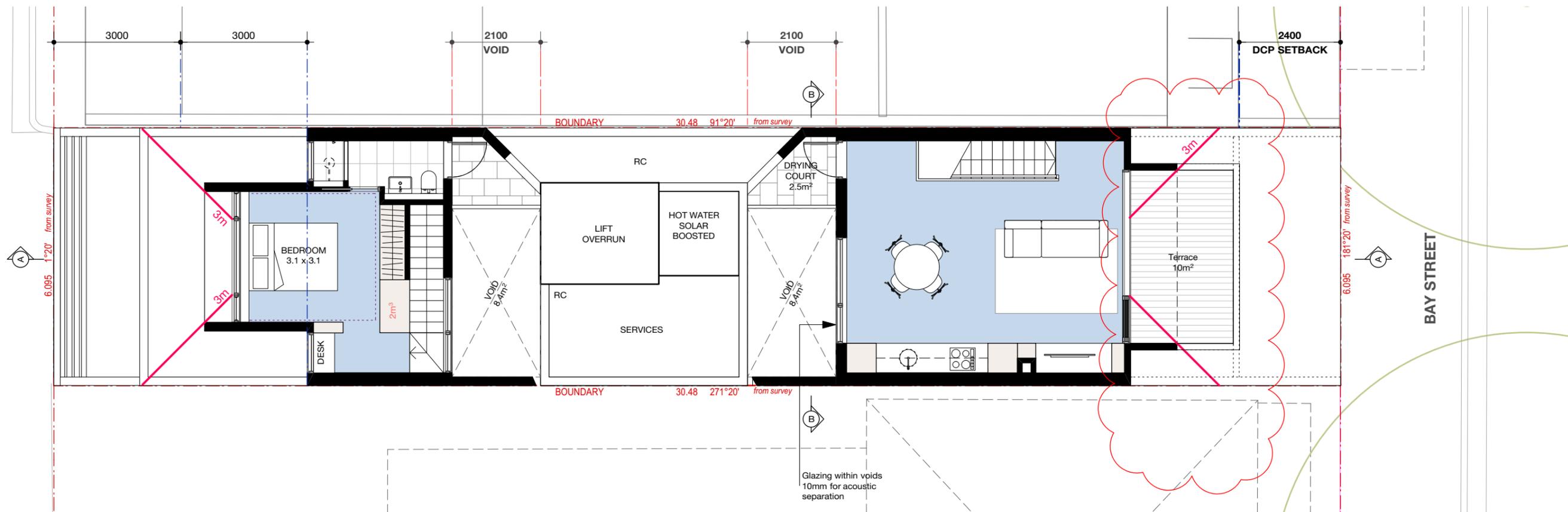
LEVEL 2

ARCHITECTS: hill thalis <small>ARCHITECTURE + URBAN PROJECTS PTY LTD</small> <small>LEVEL 4, 68-72 Wentworth Ave</small> <small>Sydney NSW 2010 Australia</small> <small>T 02 9211 4274 F 02 9281 3171</small> <small>E admin@hillthalis.com.au www.hillthalis.com.au</small> <small>Nominated Architects: Philip Thalis #4780 Sarah Hill #5285</small> <small>© Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from these documents and drawings shall remain the property of Hill Thalis or an creation vest in Hill Thalis</small>		REV A B C F	DATE 2/9/20 29/4/21 19/1/22 19/4/22	AMENDMENT DA SUBMISSION REVISED DA SUBMISSION SECTION 34 CONFERENCE Joint Report	PROJECT Bay Street 14 Bay St, Double Bay CLIENT Halepa Holdings	DRAWING TITLE Plan - Level 2 + 3			
		JOB NO 19.53	DRAWN MR	SCALE 1:100@A3		DRAWING NO. DA 2.01	DATE Sept 2020	CHECKED PT	PLOT DATE 19/4/22

ROOF



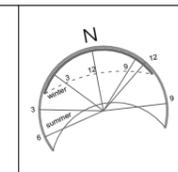
LEVEL 4



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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



BAY STREET ELEVATION

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



BROOKLYN LANE ELEVATION

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

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G	27/4/22	Revised terrace to Bay Street

MATERIALS LEGEND

AFW	ALUMINIUM FRAMED WINDOW
AW	AWNING, STEEL FRAME
BAL1	BALUSTRADE TO NCC
BAL2	BALUSTRADE TO NCC WITH GB INFILL
CLD	CLADDING
GB	GEMINTEL SURROUND, WHITE-BASE FC CLADDING
HR	HANDRAIL TO NCC, POWDERCOATED STEEL
MR	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
Bay Street
 14 Bay St, Double Bay

CLIENT
 Halepa Holdings

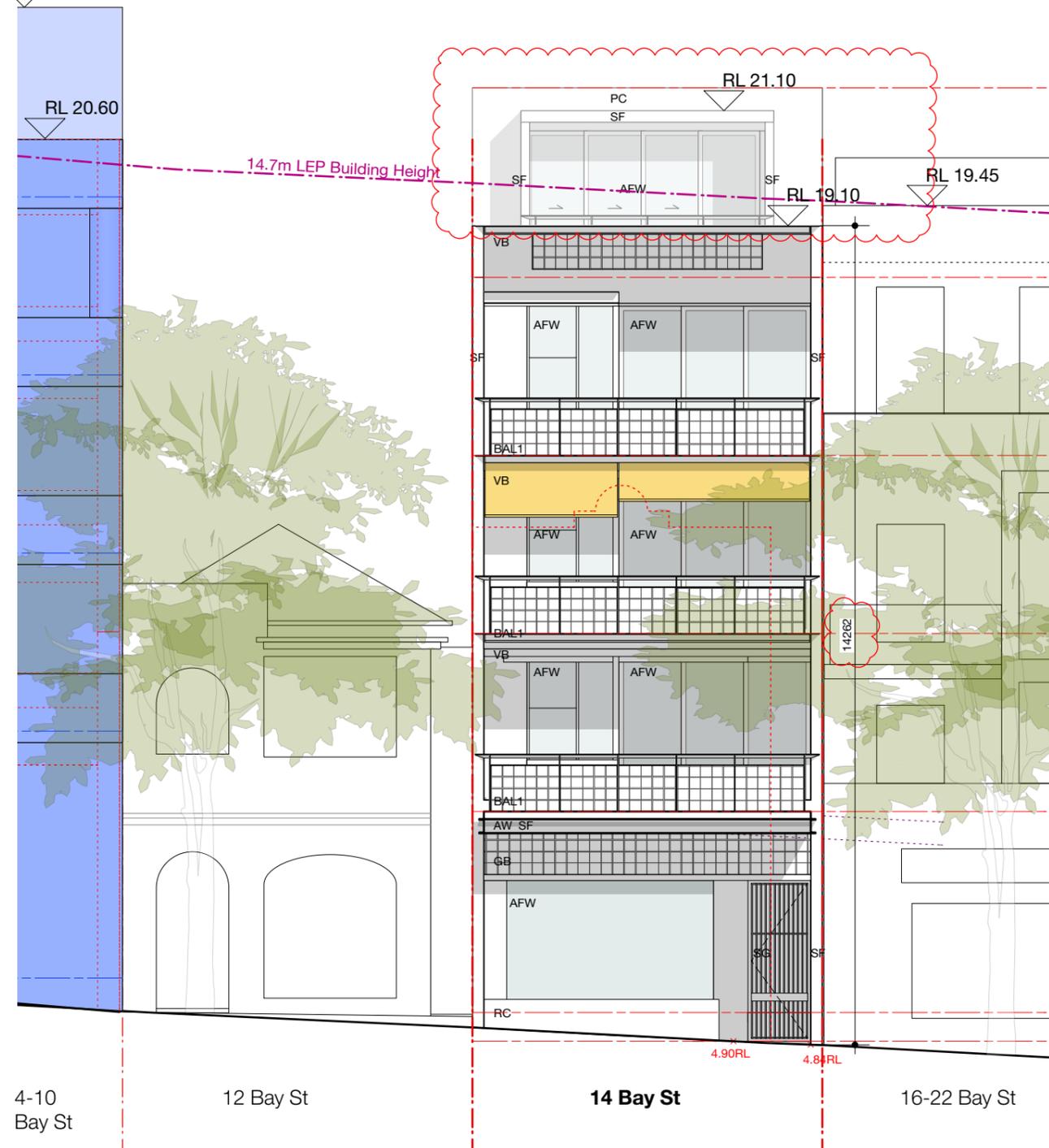
DRAWING TITLE
Elevations - Street

JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:200@A3	DA 3.00
DATE	CHECKED	PLOT DATE	REVISION
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BAY STREET ELEVATION

Approved DA
Parapet RL 22.90



BROOKLYN LANE ELEVATION



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MATERIALS LEGEND

AFW	ALUMINIUM FRAMED WINDOW
AW	AWNING, STEEL FRAME
BAL1	BALUSTRADE TO NCC
BAL2	BALUSTRADE TO NCC WITH GB INFILL
CLD	CLADDING
GB	GEMINTEL SURROUND, WHITE-BASE FC CLADDING
HR	HANDRAIL TO NCC, POWDERCOATED STEEL
MR	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

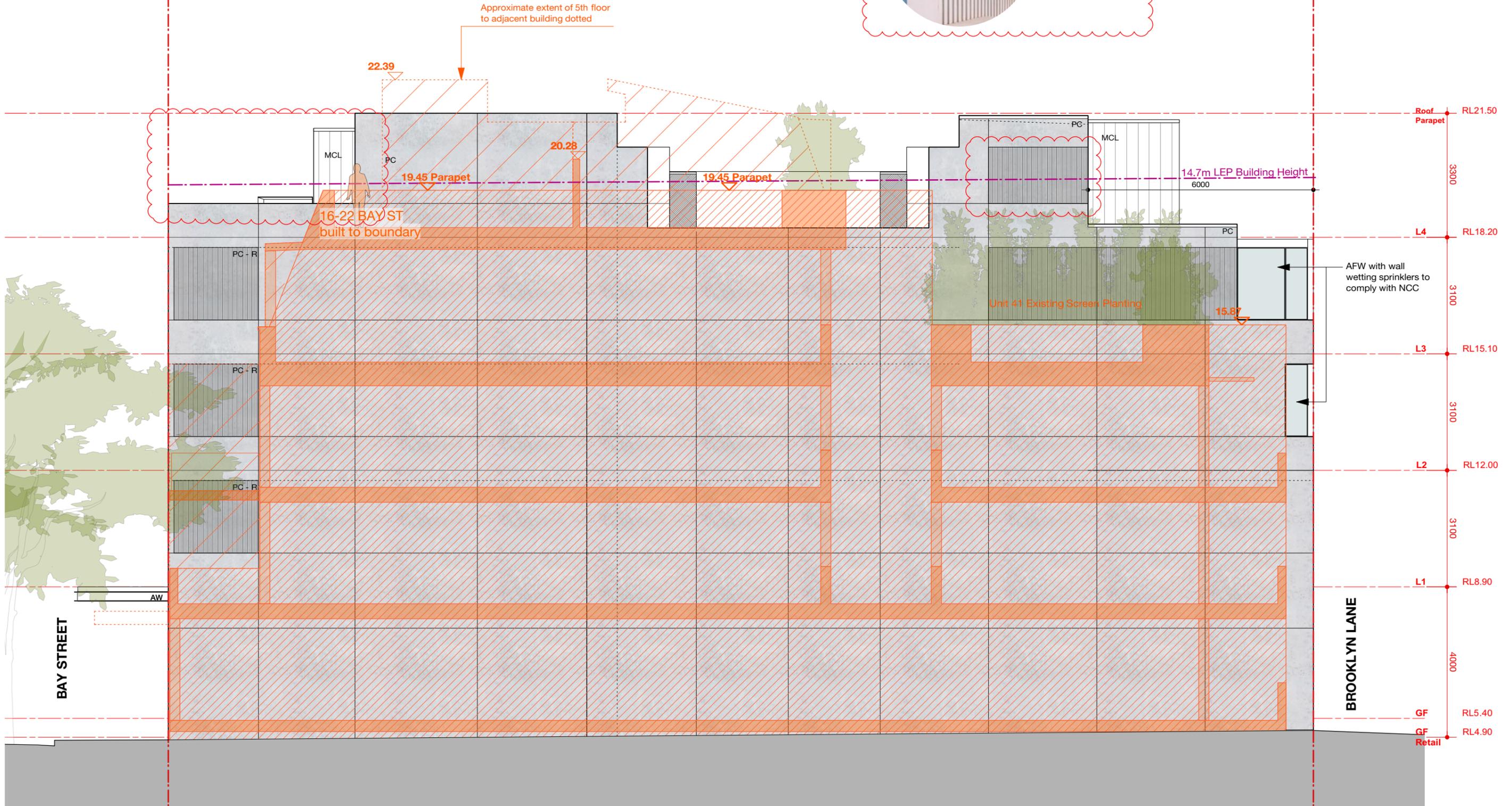
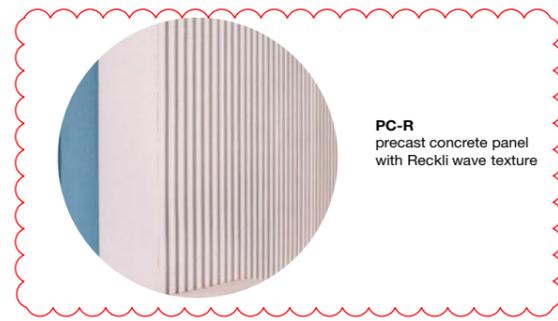
PROJECT
Bay Street
14 Bay St, Double Bay

CLIENT
Halepa Holdings

DRAWING TITLE
Elevations - East + West

JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:100@A3	DA 3.01
DATE	CHECKED	PLOT DATE	REVISION
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MATERIALS LEGEND

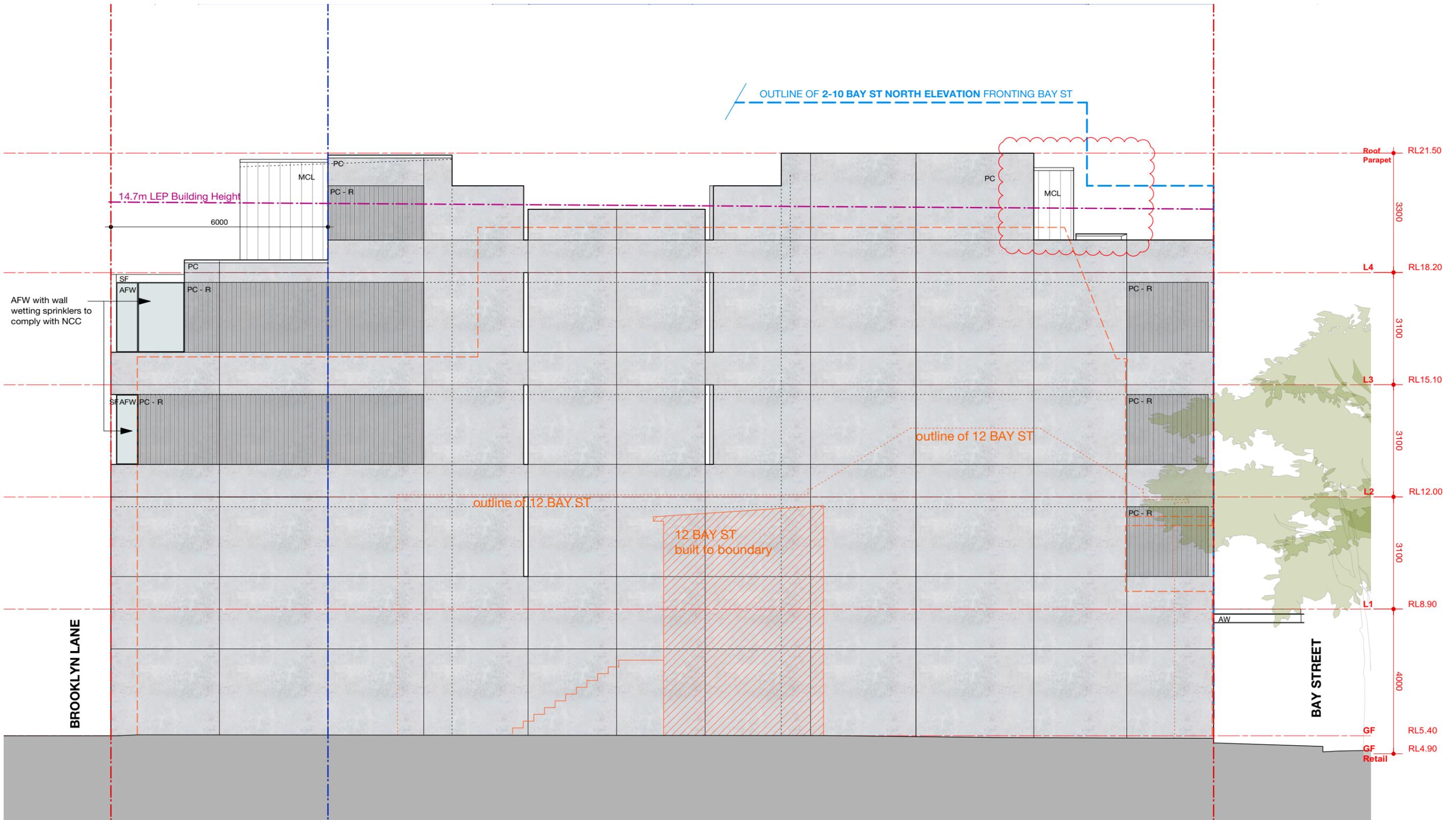
AFW	ALUMINIUM FRAMED WINDOW	MCL	METAL CLADDING
AW	AWNING, STEEL FRAME	MC	METAL CAPPING
BAL1	BALUSTRADE TO NCC	PC	PRECAST CONCRETE
BAL2	BALUSTRADE TO NCC	PC-R	PRECAST CONCRETE, RECKLI WAVE TEXTURE
CLD	CLADDING	PLD	PANEL LIFT DOOR
GB	GLASS BLOCKS	RC	OFF FORM REINFORCED CONCRETE
HR	HANDRAIL TO NCC, POWDERCOATED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

PROJECT
Bay Street
14 Bay St, Double Bay

CLIENT
Halepa Holdings

DRAWING TITLE
Elevation - North

JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:100@A3	DA 3.02
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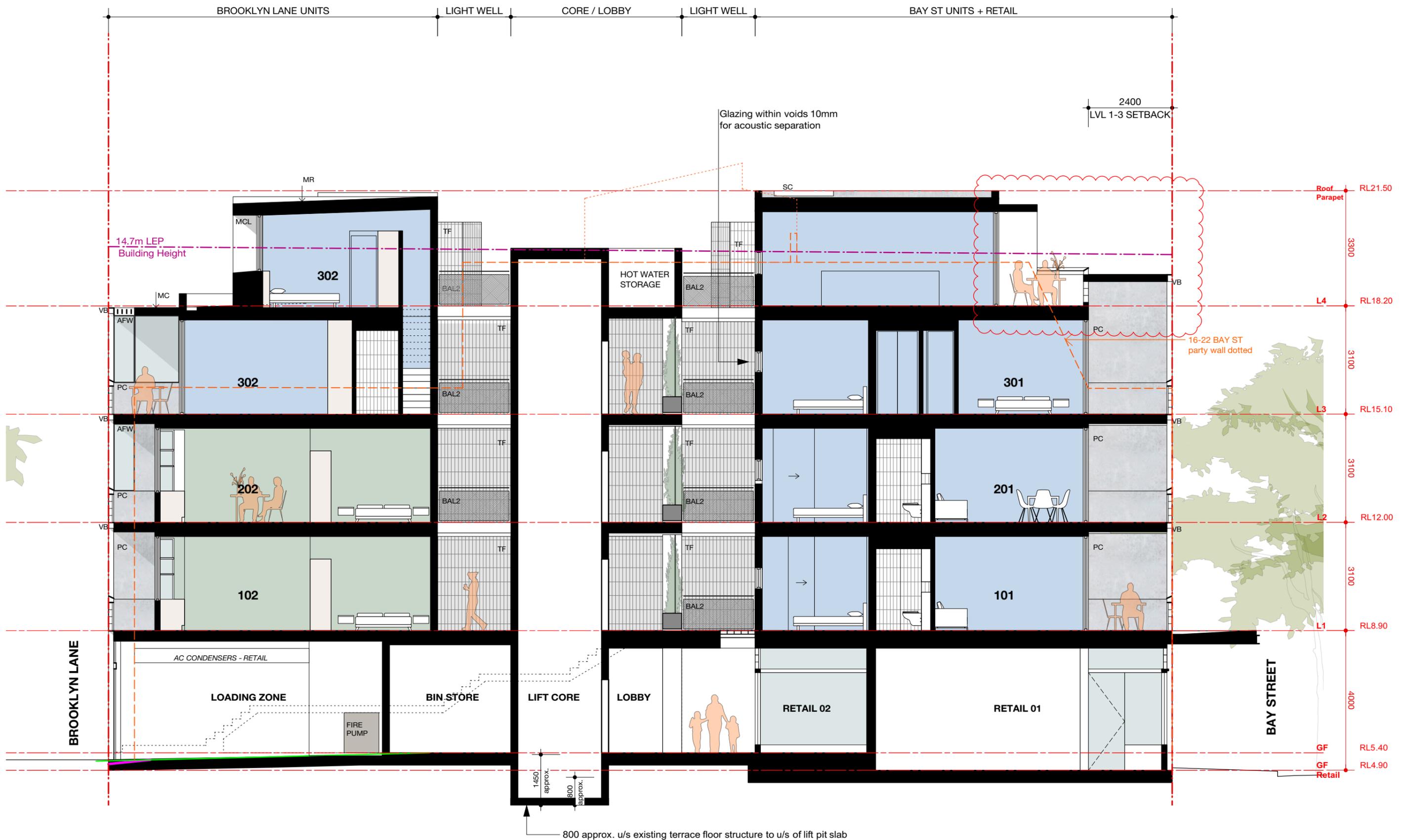
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MATERIALS LEGEND	
AFW	ALUMINIUM FRAMED WINDOW
AW	AWNING, STEEL FRAME
BAL1	BALUSTRADE TO NCC
BAL2	BALUSTRADE TO NCC WITH GB INFILL
BAL2	BALUSTRADE TO NCC STEEL, POWDERCOAT W. STEEL MESH/ROD INFILL
CLD	CLADDING GEMINTEL SURROUND, WHITE-BASE FC CLADDING
GB	GLASS BLOCKS
HR	HANDRAIL TO NCC, POWDERCOATED STEEL
MR	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
Bay Street
14 Bay St, Double Bay
CLIENT
Halepa Holdings

DRAWING TITLE			
Elevation - South			
JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:100@A3	DA 3.03
DATE	CHECKED	PLOT DATE	REVISION
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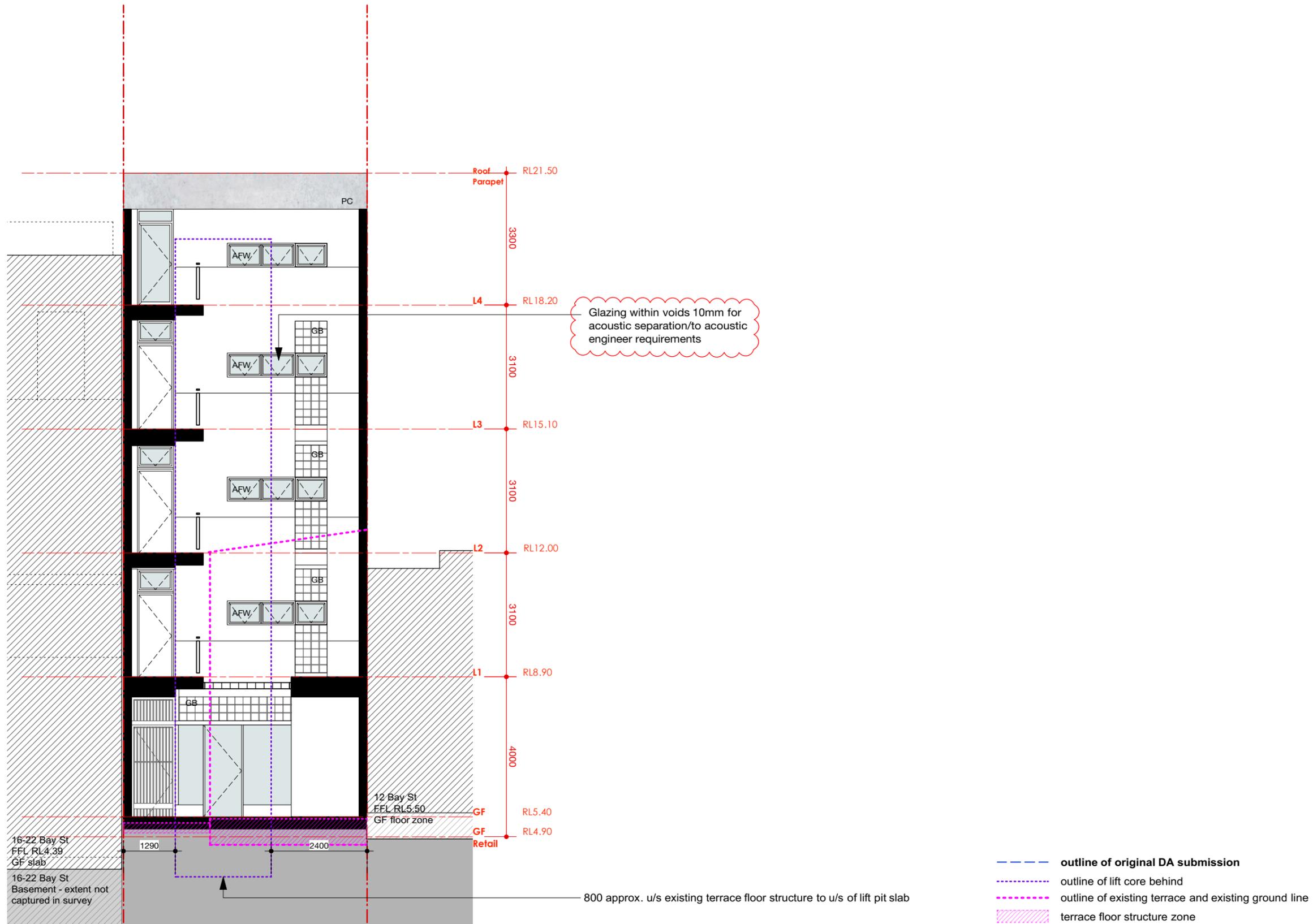
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MATERIALS LEGEND	
AFW	ALUMINIUM FRAMED WINDOW
AW	AWNING, STEEL FRAME
BAL1	BALUSTRADE TO NCC
BAL2	STEEL POWDERCOAT WITH GB INFILL
BAL2	BALUSTRADE TO NCC
BAL2	STEEL POWDERCOAT W. STEEL MESH/ROD INFILL
CLD	CLADDING
CLD	GEMINTEL SURROUND, WHITE-BASE FC CLADDING
GB	GLASS BLOCKS
HR	HANDRAIL TO NCC, POWDERCOATED STEEL
MR	METAL ROOF
LV	HORIZONTAL LOUVRES
MCL	METAL CLADDING
MC	METAL CAPPING
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TF	TILE FINISH
VB	VERTICAL FABRIC EXTERNAL BLIND

PROJECT	
Bay Street	
14 Bay St, Double Bay	
CLIENT	
Halepa Holdings	

DRAWING TITLE			
Section A			
JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:100@A3	DA 3.04
DATE	CHECKED	PLOT DATE	REVISION
Sept 2020	PT	27/4/22	G

SECTION B



- outline of original DA submission
- - - - outline of lift core behind
- - - - outline of existing terrace and existing ground line
- ▨▨▨▨ terrace floor structure zone

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E	25/1/22	UPDATED FOR SECTION 34 CONFERENCE
F	19/4/22	Joint Report

MATERIALS LEGEND	
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AW	AWNING, STEEL FRAME
BAL1	BALUSTRADE TO NCC
BAL2	BALUSTRADE TO NCC WITH GB INFILL
CLD	CLADDING
GB	GLASS BLOCKS
HR	HANDRAIL TO NCC, POWDERCOATED STEEL
MR	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
Bay Street
 14 Bay St, Double Bay

CLIENT
 Halepa Holdings

DRAWING TITLE			
			Section B
JOB NO	DRAWN	SCALE	DRAWING NO.
19.53	MR	1:100@A3	DA 3.05
DATE	CHECKED	PLOT DATE	REVISION
Sept 2020	PT	19/4/22	F



12 Henrietta St

14 Bay St

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

ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY <small>LEVEL 4, 68/72 Wentworth Drive Surry Hills NSW 2010 Australia T 02 9211 6276 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalis #6780 Sarah Hill #5285</small>	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> </tr> <tr> <td>A</td> <td>19/1/22</td> <td>SECTION 34 CONFERENCE</td> </tr> <tr> <td>F</td> <td>19/4/22</td> <td>Joint Report</td> </tr> <tr> <td>G</td> <td>29/4/22</td> <td>Revised terrace to Bay Street</td> </tr> </table>	REV	DATE	AMENDMENT	A	19/1/22	SECTION 34 CONFERENCE	F	19/4/22	Joint Report	G	29/4/22	Revised terrace to Bay Street	MATERIALS LEGEND AFW ALUMINIUM FRAMED WINDOW AW AWNING, STEEL FRAME BAL1 BALUSTRADE TO NCC BAL2 STEEL POWDERCOAT WITH GB INFILL BAL3 BALUSTRADE TO NCC CLD STEEL, POWDERCOAT W. STEEL MESH/ROD INFILL CLD CLADDING GEMINTEL SURROUND, WHITE-BASE FC CLADDING GB GLASS BLOCKS HR HANDRAIL TO NCC, POWDERCOATED STEEL MR 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 Bay Street 14 Bay St, Double Bay CLIENT Halepa Holdings	DRAWING TITLE Section A - Extended			
		REV	DATE	AMENDMENT															
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<small>Use figured dimensions only Do not scale Comply with the Building Code of Australia Comply with the relevant Australian Standards Comply with relevant Authorised requirements</small>	<table border="1"> <tr> <th>JOB NO</th> <th>DRAWN</th> <th>SCALE</th> <th>DRAWING NO.</th> </tr> <tr> <td>19.53</td> <td>MR</td> <td>1:100@A3</td> <td>DA 3.06</td> </tr> <tr> <th>DATE</th> <th>CHECKED</th> <th>PLOT DATE</th> <th>REVISION</th> </tr> <tr> <td>Sept 2020</td> <td>PT</td> <td>28/4/22</td> <td>G</td> </tr> </table>	JOB NO	DRAWN	SCALE	DRAWING NO.	19.53	MR	1:100@A3	DA 3.06	DATE	CHECKED	PLOT DATE	REVISION	Sept 2020	PT	28/4/22	G		
JOB NO	DRAWN	SCALE	DRAWING NO.																
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external blinds on edge of balcony



steel frame balustrade, glass block infill



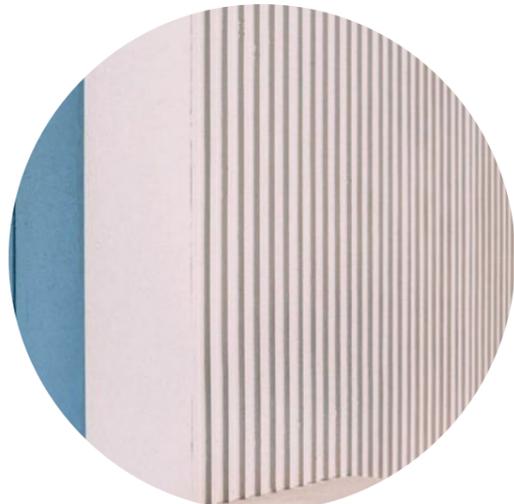
concrete and FC cladding



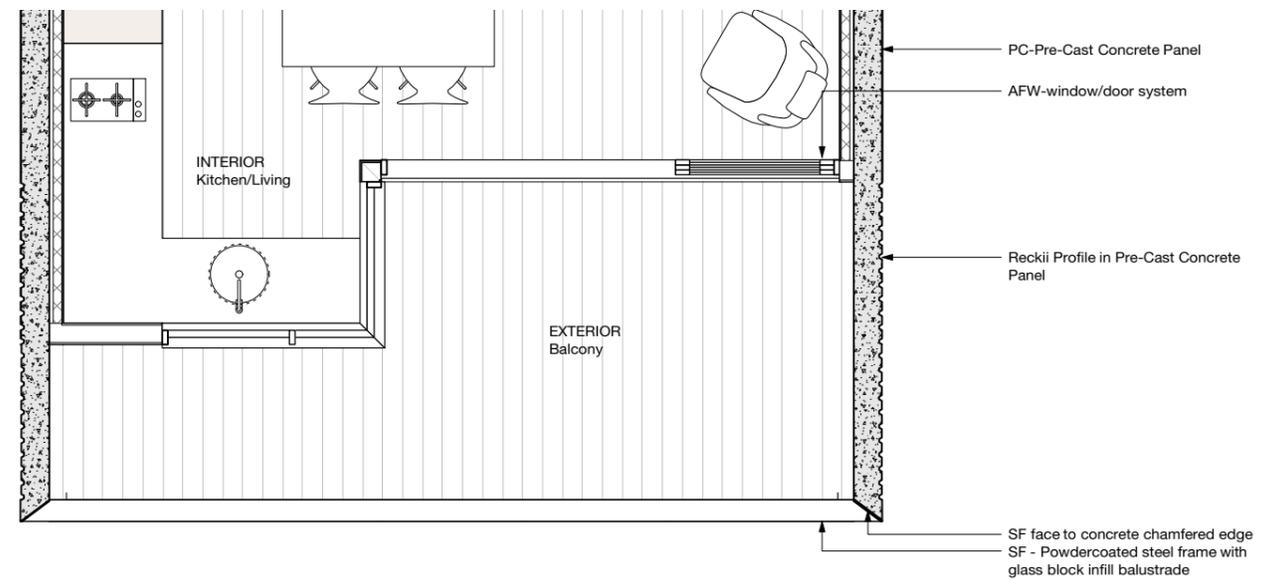
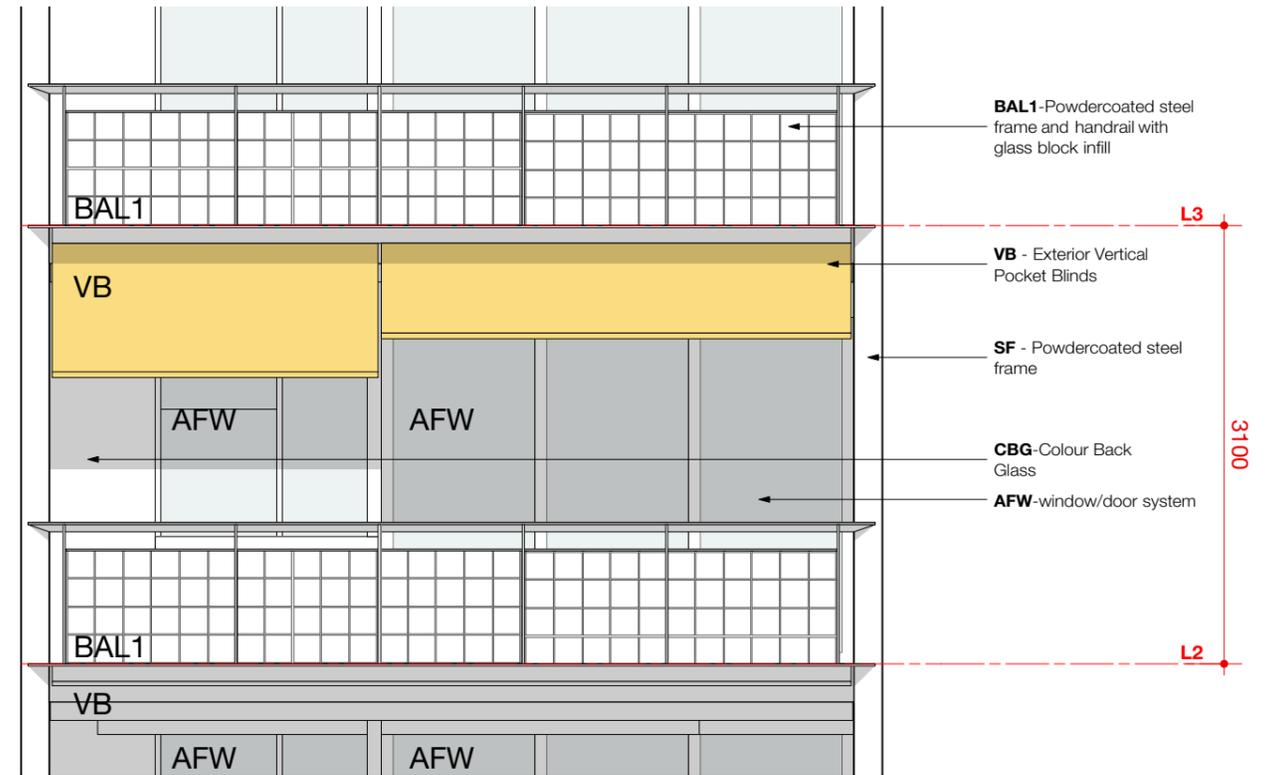
concrete, glass block



reflective inner core



Reckli wave pattern in pre cast panels



LEVEL 2 PLAN

ARCHITECTS:
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Nominated Architects: Philip Thalis #6780 Sarah Hill #5285

Use figured dimensions only
Do not scale
Comply with the Building Code of Australia
Comply with the relevant Australian Standards
Comply with relevant Authorised requirements

REV	DATE	AMENDMENT
A	2/9/20	DA SUBMISSION
B	25/1/22	SECTION 34 CONFERENCE
F	19/4/22	Joint Report
G	29/4/22	Revised terrace to Bay Street

MATERIALS LEGEND

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

PROJECT
Bay Street
14 Bay St, Double Bay

CLIENT
Halepa Holdings

DRAWING TITLE
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

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