3 WISTON GARDENS, DOUBLE BAY, NSW

LOCATION MAP



DRAWING LIST

Drawing	Title	Drawing	Title
3.0000	Cover Sheet & Basix	3.8101	Plan Shadow Diagrams Prop
3.0001	Site and Roof Plan	3.8111	Elevational Shadow Diagram
3.0002	Site Analysis	3.8200	Area Plans
3.0100	Notification Plan	3.8201	Building Envelope Diagrams
3.0101	Notification Elevations - East & North	3.8202	Private Open Space Diagrar
3.0102	Notification Elevations - South & West	3.8204	Bedroom Amenity Analysis
3.0600	Basement and Ground Level Deletion Plans	3.8300	Neighbour View Catchment
3.0601	Level 1 and Level 2 Deletion Plans	3.8301	Neighbour View Catchment
3.0602	Level 3 and Level 4 Deletion Plans	3.8302	Neighbour View Catchment
3.0603	Roof Terrace and Roof Deletion Plans	3.8303	Neighbour View Catchment
3.1000	Basement and Ground Level Amended Plans		
3.1001	Level 1 and Level 2 Amended Plans		
3.1002	Level 3 and Level 4 Amended Plans		
3.1003	Roof Terrace and Roof Amended Plans		
3.2000	Elevations - East & West		
3.2001	Elevation - North		
3.2002	Elevation - South		
3.3000	Section 1		
3.3001	Section 2		
3.8000	View from No. 5A Front Balcony		
3.8001	View from No. 5A Front Terrace		
3.8002	View from No. 5A Side Window		
3.8003	View from No. 5A Pool Deck		
3.8004	View from No. 17 Eastbourne Road Lower Ground Floor Window		
3.8005	View from No. 17 Eastbourne Road Second Floor Terrace		
3.8006	View from No. 19 Eastbourne Road Ground Floor Window		

3.8007 View from No. 19A Eastbourne Road Pool Deck roposed - Winter Solstice ams Proposed - 5A Wiston Gardens North-East

ms - Proposed & Existing rams

- ent Analysis
- nt Analysis
- ent Analysis
- nt Analysis

BASIX

Assesor # 10033



specifications, these Specifications shall take precedence. If only on all instances of that element for the project. If alternate specifications must be detailed below and / or clearly indicated on referenced docu	e specification option is o s are detailed for a buildir	
Glazing Doors / Windows		
Units 1-3 Group B – sliding doors/windows + fixed glazing U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)	Group B – sliding do	er thermal comfort upgrades table: ors/windows + fixed glazing or lower than) SHGC: 0.54 (±10
Given values are AFRC total window system values (glass and frame) Note: BASIX Thermal Comfort Protocol Table 3 SHGC value of the u		0% of the value specified for the de
Roof and Ceiling		
Concrete roof, no insulation Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof/balcony is over	External Colour Light (SA < 0.475)	
External Wall	Inter-tenancy Walls	
Concrete with R2.0 insulation (insulation only value) Concrete with no insulation	neighbours, no insulat	n plasterboard lining to walls adjace tion required Icrete with furring channel and
External Colour Light (SA < 0.75)		all walls adjacent to lift shafts and f
Floors		
Concrete with R3.0 insulation (insulation only value) where basement Concrete with R2.0 insulation (insulation only value) where open belo Concrete with no insulation where storage below Concrete between levels, no insulation required		
External Shading		
Shading as per stamped documentation		
Water and Energy (Minimum Ratings) BASIX water and Energy inclusions BASIX Water inclusions EASIX Energy inclusions Score 43/40 Score 40/40	Fixtures within units Showerheads: Toilets:	Mid flow (>4.5L but <=6.0L/min) 3.0 star
	Kitchen taps: Bathroom vanity taps:	3.0 star 3.0 star
Individual rainwater storage to unit 4 only	Indigenous and low	water use species
Tank size: 3,000L Collecting from 86m ² roof area	128.9m2 Notes: The applicant	must plant indigenous or low water
Connected to outdoor tap for irrigation of private landscaping and pool	specified for the dwel	ling in the BASIX certificate, as priv ntained within the "Area of garden a
Hot water system	Appliances and othe	r efficiency measures within unit
Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers	Gas cooktop & electri Dishwashers: 4.5 star Clothes dryers: 3.0 st	
The applicant must install each hot water system specified for the dwelling in the BASIX certificate, so that the dwelling's hot water is supplied by that system. The applicant must connect the central system to the dwelling, so that the dwelling's hot water is supplied by that central system	ventilation grills instal	space – requires a mechanical ven led below the refrigerator and above ow air flow to pass over the refriger
Heating and cooling within units		
All units to have individual, single phase, reverse cycle air conditioning A minimum efficiency of EER 2.5-3.0 is required for cooling; and A minimum efficiency of EER 2.5-3.0 is required for heating All units to have in-slab heating system	g to living areas, and at lea	ast 1 bedroom
Ventilation within units		Ventilation to common areas
Bathroom: individual fan, ducted to roof or façade – manual on/off switc Laundry: individual fan, ducted to roof or façade – manual on/off switc Kitchen range hood: Individual fan, ducted to roof or façade – manual	ch	Car park area – supply and exha Garbage rooms – Supply only, ir Plant/Storage – Naturally ventila
The applicant must ensure that each main kitchen in the dwelling is fit and/or skylight	tted with a window	Ground floor Lobbies and Hallwa
Artificial lighting to common areas		Artificial lighting within units
Car park area – Fluorescent light with motion sensors Lifts – Light emitting diodes (LEDs) connected to lift call button Garbage rooms – Fluorescent light with motion sensors Plant/storage – Fluorescent light with manual on / manual off switch		All light fittings within each room
Lobby- Light emitting diodes (LEDs) with motion sensors		

Notes:

• The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the BASIX certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified



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Sydney, Australia

Issued: 210222

drawings or written cation must apply to nate specifications

> Roof window U-value: 4.2 (equal to or lower than) SHGC: 0.72 (±10%)

ndow selection on the certificate.

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 2.5m².Once lighting plan has been developed NatHERS certificate can be updated to improve specification.

Walls within dwellings Plasterboard on studs – no insulation

Floor Coverings Carpet with rubber underlay to bedrooms, tiles to wet areas, timber elsewhere

Appliance within units Dishwashers: 3.0 stars Cloth washer: 3 stars

ecies of vegetation throughout the area of land dscaping for that dwelling. (This area of indigenous wn" for the dwelling specified in the BASIX

> Lift motors All lifts to have gearless traction with VVVF motor

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Nominated Architects Alec Tzannes 4174 Amy Dowse 8926

Notes Regarding "Development Application Drawings" Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

The design is not in a form suitable for use in connection with building work

Date G

03.02.23 For Conciliation Conference

For

Client John Keith

Project Manager Polly Priday 0477 400 412 Planner Gyde 02 8270 3500 Landscape Architect Oculus 0439 362 478

Combined Services IGS

02 8488 4600 Heritage Urbis

0438 029 797

stephenk@gyde.com.au

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roger@oculus.info

mays.chalak@igs.com.au

sdavies@urbis.com.au

Legend

Tzannes

Scale

North

with a carbon monoxide monitor & VSD fan ked to light

aturally ventilated

have sealed LED fixtures installed

private swimming pool or spa for the dwelling, with a volume exceeding that specified in the BASIX certificate. The pool must be located outdoors as specified in the BASIX certificate

Project

Wiston Gardens Double Bay

Address 3 Wiston Gardens Double Bay, NSW 2028

Status FOR DEVELOPMENT APPLICATION AMENDMENTS TO DA325/2020

Drawing Cover Sheet & Basix

Date Created 19.11.21 Drawn ΤZ

Checked ΤZ

Project No. 19029

Drawing No. 3.0000

Revision G





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Rev	Date	For
E	15.11.22	For Conciliation Conference
F	19.12.22	For Conciliation Conference

client John	Keith	
0477 400 Planner	Priday ⁰⁴¹²	polly@pierproperty.com.au
Gyde 02 8270 :		stephenk@gyde.com.au
Oculu 0439 362	2 478	roger@oculus.info
Combine IGS 02 8488	d Services 4600	mays.chalak@igs.com.au
Heritage Urbis		sdavies@urbis.com.au
Legend		
	Existing tree retained	Approved building fabric (DA 325/2020)
\bigcirc	Proposed tree	Proposed or amended building fabric
E Com	Proposed planting	

Tzannes

Scale	North
1:200@A1 (Double@A3)	(\mathbf{k})

Project

Wiston Gardens Double Bay

Address 3 Wiston Gardens Double Bay, NSW 2028

Status FOR DEVELOPMENT APPLICATION AMENDMENTS TO DA325/2020

Drawing Site and Roof Plan

Date Created 19.11.21 Drawn ΤZ

Checked

Project No. 19029

Drawing No. 3.0001 ΤZ

Revision F







against all loss so arising

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Rev	Date	For
A	11.02.22	For Comment
B	18.02.22	For Development Application
C	19.12.22	For Conciliation Conference

client John	Keith		
Project M Polly 0477 400 Planner	Priday		polly@pierproperty.com.au
Gyde	3500		stephenk@gyde.com.au
Landscap Oculu 0439 362			roger@oculus.info
Combine IGS 02 8488 4	d Services 4600		mays.chalak@igs.com.au
Heritage Urbis			sdavies@urbis.com.au
Legend			
	Existing tree retained	© +	Views Existing Vehicular entry
S. Erron	Proposed tree	+	Existing Pedestrian entry Proposed Vehicular entry
Le la	Proposed planting	+	Proposed Pedestrian entry

Tzannes

Scale		North
	1 (Double @ A3)	\bigcirc

Project

Wiston Gardens Double Bay

Address 3 Wiston Gardens Double Bay, NSW 2028

Status FOR DEVELOPMENT APPLICATION AMENDMENTS TO DA325/2020

Drawing Site Analysis

Date Created 24.01.22 Drawn ΤZ

Checked

Project No. 19029

Drawing No. 3.0002 ΤZ

Revision С





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Nominated Architects

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Chi Melhem 7754 Notes Regarding "Development Application Drawings" Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

Refer to arborist Andrew Morton's report for further information regarding the labelled trees.

Rev	Date	For
А	12.06.20	For consultant information
В	10.07.20	For consultant information
С	29.07.20	For Development Application

Client John Keith Project Manager Polly Priday 0477 400 412 Polly@pierproperty.com.au Planner City Plan 02 8270 3500 StephenK@cityplan.com.au Landscape Architect Roger Jasprizza, Oculus 0439 362 478 roger@oculus.info **Combined Services** IGS 02 8488 4600 mays.chalak@igs.com.au Heritage Stephen Davies, Urbis 0438 029 797 sdavies@urbis.com.au Legend Existing tree retained



Existing tree removed

Tzannes

Scale	North
1:100@A1 (Double@A3)	$(\begin{tabular}{ c c c c c } \hline \end{tabular} \end{tabular}$
Project	
Wiston Gardens Double Bay	
Address 3 Wiston Gardens Double Bay, NSW 2028	
Status FOR DEVELOPMENT APPLIC	ATION
Drawing Demolition Plan	

Date Created Drawn Checked ΤZ 05/05/20 SR Project No. Drawing No Revision 19029 0500

С





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Rev	Date	For	
E	15.11.22	For Conciliation Confere	nce
<u>Client</u> Joh	n Keith		
Projec	t Manager		
0477 4	y Priday 400 412	polly	@pierproperty.com.a
Planne Gyd 02 827		st	ephenk@gyde.com.a
Οςι	cape Architect IIUS 362 478		roger@oculus.in
combi IGS	ined Services		
02 848 Heritag	-	ma	iys.chalak@igs.com.a
0438 (029 797		sdavies@urbis.com.a
Legen		ed building fabric (DA 3	25/2020)
	Propos	ed or amended building	fabric
	Deleted	d building fabric	
ALV	Aluminium	·	
BZ CON	Bronze Fini Concrete	sh Metal	
GLC MSR	Glass - Cle Masonry	ar	
SST	Sandstone		
Γz	anne	es	
Scale			North
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	iston Ga	rdens NSW 2028	
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Drawing No. 3.0600

Project No.

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1:100 @ A1 (Double @ A3) <u>1000 2000 3000 4000 5000</u> <u>mm</u> Project Wiston Gardens Double Bay Address 3 Wiston Gardens Double Bay, NSW 2028 Status FOR DEVELOPMENT APPLICATION AMENDMENTS TO DA325/2020 Drawing Level 1 and Level 2 Deletion Plans		Date	For	
John Keith Project Manager Polly Priday 0477 400 412 polly@pierproperty. Panner Gyde 02 8270 3500 stephenk@gyde. Landscape Architect Oculus 0439 362 478 roger@ocu Combined Services IGS 02 848 8600 mays.chalak@igs. Heritage Urbis 0438 029 797 sdavies@urbis. Legend Approved building fabric (DA 325/2020) Proposed or amended building fabric Deleted building fabric Deleted building fabric Deleted building fabric Deleted building fabric MSR Masony ST Sandstone Block COM 2000 3000 4000 5000 mm Project Wiston Gardens Double Bay Address 3 Wiston Gardens Double Bay Status FOR DEVELOPMENT APPLICATIC AMENDMENTS TO DA325/2020 Draving Level 1 and Level 2 Deletion Plans				
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Sydney, Australia

Nominated Architects Alec Tzannes 4174 Amy Dowse 8926

Notes Regarding "Development Application Drawings" Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

The design is not in a form suitable for use in connection with building work.



1 3.2000 1 3.2000





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Sydney, Australia

Nominated Architects

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and indemnifies Tzannes from and Alec Tzannes 4174 against all loss so arising Amy Dowse 8926 Notes Regarding "Development Application Drawings"

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For Rev Date E 15.11.22 For Conciliation Conference Client John Keith Project Manager Polly Priday 0477 400 412 polly@pierproperty.com.au Planner Gyde 02 8270 3500 stephenk@gyde.com.au Landscape Architect Oculus 0439 362 478 roger@oculus.info **Combined Services** IGS 02 8488 4600 mays.chalak@igs.com.au Heritage Urbis 0438 029 797 sdavies@urbis.com.au Legend Approved building fabric (DA 325/2020) Proposed or amended building fabric Deleted building fabric ALV Aluminium Louvres ΒZ Bronze Finish Metal CON Concrete GLC Glass - Clear MSR Masonry SST Sandstone Block Tzannes Scale North 1 : 100 @ A1 (Double @ A3) 0 1000 2000 3000 4000 5000 mm Project Wiston Gardens Double Bay Address 3 Wiston Gardens Double Bay, NSW 2028 Status FOR DEVELOPMENT APPLICATION AMENDMENTS TO DA325/2020 Drawing Basement and Ground Level Amended Plans Date Created Checked Drawn 08.11.21 ΤZ ΤZ Project No. Drawing No. Revision 19029 3.1000 Е

3.2000 x EX RL 2.15 × EX RL 2.38 op of wall RL 4.350 EX RL 2.53 XEX RL 2.39 RL 2.7 -Bin collection area x EX RL 2,66 EX RL 2.71 `RL 2.8 Self closing flood gate. Flood gate RL 2.9 to be stored below ground, flush -with FFL and rise in the event of flooding. Top of gate when in x/EX RL/2.68 closed position to be at RL 3.5m 9/ 2/ RL 3.0 3.2000/ Self closing flood gate. Flood gate to be stored below ground, flush -with FFL and rise in the event of /flooding. Top of gate when in closed position to be at RL 3.7m





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Nominated Architects Alec Tzannes 4174 Amy Dowse 8926

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Rev	Date	For	
K	13.12.22 19.12.22	For Conciliation Conference For Conciliation Conference	
<mark>Client</mark> J0h	n Keith		
Poll	t Manager y Priday		
Planne		polly@pie	rproperty.com.au
	70 3500 cape Architect	stepher	nk@gyde.com.au
0439 3	362 478 ned Services	rc	oger@oculus.info
02 848 Heritag	38 4600 ge	mays.ch	alak@igs.com.au
0438 (İS 029 797	sdavi	es@urbis.com.au
BZ CON GLC MSR SST	Bronze Fini Concrete Glass - Cle Masonry Sandstone	Block	
		A1 (Double @ A3)	North
Project Wis		lens Double Bay	
_	iston Ga	ardens NSW 2028	
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Drawin Lev	-	Level 2 Amended	Plans
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stephenk@gyde.com.au

mays.chalak@igs.com.au

sdavies@urbis.com.au

North

roger@oculus.info

Notes Regarding "Development Application Drawings" Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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Checked ΤZ

Drawing No. 3.1002

Revision Κ







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1 3.2000

1 3.2000





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	For Conciliation Conference For Conciliation Conference polly@pierproperty. stephenk@gyde. roger@ocu mays.chalak@igs. sdavies@urbis. ed building fabric (DA 325/2020) ed or amended building fabric
anager Priday 412 500 Architect S 478 Services 600 797 Approve Propose	stephenk@gyde. roger@ocu mays.chalak@igs. sdavies@urbis. ed building fabric (DA 325/2020)
 Priday 412 500 Architect S 478 Services 600 797 Approve Propose 	stephenk@gyde. roger@ocu mays.chalak@igs. sdavies@urbis. ed building fabric (DA 325/2020)
 Priday 412 500 Architect S 478 Services 600 797 Approve Propose 	stephenk@gyde. roger@ocu mays.chalak@igs. sdavies@urbis. ed building fabric (DA 325/2020)
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	Sandstone MA 0 @ A 2000 3 1 0 br>0 0 0 0 0 0 0 0 0 0 0 0



Date Created 19.11.21 Drawn ΤZ

Checked ΤZ

Project No. 19029

Drawing No. 3.2000 Revisio







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Nominated Architects Alec Tzannes 4174 Amy Dowse 8926

Notes Regarding "Development Application Drawings" Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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Rev	Date	For
7 I	15.11.22 19.12.22	For Conciliation Conference For Conciliation Conference
client Joh	n Keith	
Project	t Manager	
Poll	y Priday	polly@pierproperty.com.au
Planne	r	
Gyd 02 827	e 70 3500	stephenk@gyde.com.au
	cape Architect	
	862 478	roger@oculus.infc
IGS	ned Services 38 4600	mays.chalak@igs.com.au
Heritag	ge	
Urb 0438 0	İS 029 797	sdavies@urbis.com.au
Legend		
	Approve	ed building fabric (DA 325/2020)
	Propose	ed or amended building fabric
	Deleted	l building fabric
ALV BZ CON GLC	Aluminium I Bronze Finis Concrete Glass - Cle	sh Metal
MSR SST	Masonry Sandstone	
Ľz	anne	es
Scale		North
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Project WiS ⁻		ens Double Bay
Addres	SS	
3 W	'iston Ga	rdens

Double Bay, NSW 2028 Status

FOR DEVELOPMENT APPLICATION AMENDMENTS TO DA325/2020

Drawing Elevation - North

Date Created 19.11.21

Drawn ΤZ

Checked ΤZ

oject No.	Draw
9029	3.2

wing No. 2001

Revisio J





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Nominated Architects Alec Tzannes 4174 Amy Dowse 8926

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Rev	Date	For
К	13.12.22	For Conciliation Conference
L	19.12.22	For Conciliation Conference

Client	
John Keith	
Project Manager	
Polly Priday	
0477 400 412	polly@pierproperty.com.a
Planner	
Gyde	
02 8270 3500	stephenk@gyde.com.a
Landscape Architect	
Oculus	
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Combined Services	
IGS	
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Heritage	
0438 029 797	sdavies@urbis.com.a
Legend	
Approved building fabric	(DA 323/2020)
Proposed or amended b	building fabric
Deleted building fabric	
ALV Aluminium Louvres	
BZ Bronze Finish Metal CON Concrete	
GLC Glass - Clear	
MSR Masonry SST Sandstone Block	
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F zannes	
Scale	North
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0 1000 2000 3000 4000 500	
mm	

Project

Wiston Gardens Double Bay

Address

3 Wiston Gardens Double Bay, NSW 2028

Status

FOR DEVELOPMENT APPLICATION AMENDMENTS TO DA325/2020

Drawing Elevation - South

Date Created 19.11.21 Drawn ΤZ

Checked ΤZ

Project No. 19029

Drawing No. 3.2002 Revision L





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Rev	Date	For
Г	13.12.22	For Conciliation Conference
Г	19.12.22	For Conciliation Conference

Address

3 Wiston Gardens Double Bay, NSW 2028

Status FOR DEVELOPMENT APPLICATION

AMENDMENTS TO DA325/2020

Drawing Section 1

Date Created 19.11.21 Drawn ΤZ

Checked ΤZ

Project No. 19029

Drawing No. 3.3000

Revision Κ





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Sydney, Australia

Nominated Architects Alec Tzannes 4174 Amy Dowse 8926

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Rev	Date	For	
н	15.11.22	For Conciliation Confere	nce
client Joh	n Keith		
	^{ct Manager} Iy Priday		
lanno		polly	/@pierproperty.com.a
Gyc 02 82'	de 70 3500	s	tephenk@gyde.com.a
Ͻϲι	cape Architect LUS 362 478		roger@oculus.in
	ined Services		roger@oculus.In
	88 4600	ma	ays.chalak@igs.com.a
Urb			sdavies@urbis.com.a
egen		red building fabric (DA 3	225/2020)
		ed or amended building	
ALV	Aluminium	d building fabric Louvres	
BZ CON GLC	Bronze Fin Concrete Glass - Cle	ish Metal	
MSR SST	Masonry Sandstone	Block	
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Scale			North
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Dοι	uble Bay,	NSW 2028	
	R DEVEL	LOPMENT APF	
Drawin Sec	ng ction 2		
	Created 11.21	Drawn TZ	Checked TZ

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3.3001

Н





CON concrete structural slabs and level 2 balcony

painted render masonry walls and , planter beds

bronze finish metal window frames

bronze aluminium solar shading screens and external blinds

planter beds to each level

green walls to south facade

bronze aluminium palisade

balustrade to balconies



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Nominated Architects Alec Tzannes 4174 Jonathan Evans 6613 Mladen Prnjatovic 7468 Ben Green 7066 Chi Melhem 7754

Notes Regarding "Development Application Drawings" Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

Rev	Date	For
A	08.07.20	For information
B	29.07.20	For Development Application



bronze aluminium garage door and entry services panel

Client John Keith Project Manager Polly Priday 0477 400 412 Polly@pierproperty.com.au Planner City Plan 02 8270 3500 StephenK@cityplan.com.au Landscape Architect Roger Jasprizza, Oculus 0439 362 478 roger@oculus.info **Combined Services** IGS 02 8488 4600 mays.chalak@igs.com.au Heritage Stephen Davies, Urbis 0438 029 797 sdavies@urbis.com.au _____

Legend

Tzannes

Scale

North

N.T.S

Project Wiston Gardens Double Bay

Address 3 Wiston Gardens Double Bay, NSW 2028

Status FOR DEVELOPMENT APPLICATION

Drawing Sample Board of External Materials and Colours

Date Created	Drawn
21/03/20	RW

Checked CD

Project No.	Drawing No.	Revision
19029	5800	В

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