



STORAGE AREA SUMMARY:	parking area storage	apartment area storage	total storage area
Apartment-1	9	5.1	14.1m3
Apartment 2	10	4.4	14.4m3
Apartment 3	4	5	9m3
Apartment 4	4	4.4	8.4m3
Apartment 5	4	5	9m3
Apartment 6	3.6	4.4	8m3
Apartment 7	5.0	5	10 m3
Apartment 8	6	5.5	11.5m3

storage areas excludes areas designated to bicycle or common area storage, approx. 1.2m3 additional storage available to each apartment



WALL TYPES KEY:

"logic" wall 120



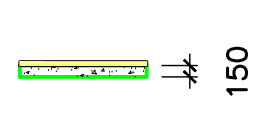
"logic" wall 150



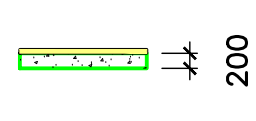
"logic" wall 200



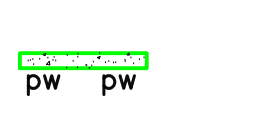
"logic" wall 150 plus Kingspan K17 insulation and plasterbd. lining as specified



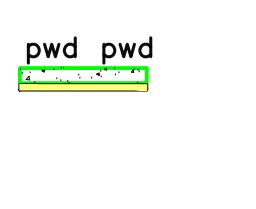
"logic" wall 200 plus Kingspan K17 insulation and plasterbd. lining as specified



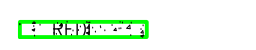
"logic" wall 200 party wall FRL 90-90-90 and Rw+Ctr 50 in accordance BCA 3.1 and F5.5



as above except discontinuous construction in accordance BCA F5.3 and F5.5, "logic" wall 200 structural, minimum 20mm cavity plus 70mm separate framed wall



"redi" wall 200 retaining walls



off form concrete wall



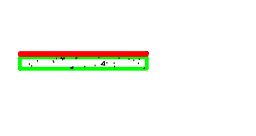
contiguous piling to structural and geotech engineers' sepcifications



100mm "hebel" aerated concrete internal wall



"logic" wall 150 plus "avante" external brick cladding system as specified



new brick wall



new H2 F8 ex 90x45 grade timber framed wall and insulation as specified



as above except ex150x45 and insulation as specified



DRAINAGE and PLUMBING KEY (refer also stormwater engineer's details)

downpipe location



downpipe and spreader



overflow spigot



feature rainhead



sump fitted with heel guard grate as specified rfer stormwater eng. details



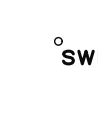
grated spoon drain, refer stormwater eng. details



nominal stormwater floor waste location



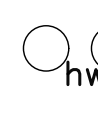
nominal sewer stack location, acoustic wrap aerial drainage and sewer stack as specified



nominal garden tap location



gas boiler flow and return hot water service to hydraulic engineer's details



fire hose reel



hydrant booster



FIRE SERVICES KEY (refer also electrical consultant documentation) illuminated exit sign location in accordance AS 2293-1



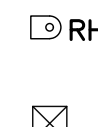
GENERAL KEY:

existing relative level +RLE21.55

proposed structural relative level +RL21.55

proposed finished relative level +RL fin. 21.55

smoke detection and alarm system in accordance with AS 3786 and 1670 and BCA E2.2



Ausgrid electrical pillar



steel post to structural eng. details



letter box location



gas fireplace location



a/c plant condenser location



ceiling fan, refer Nathers/Basix certificate



fixed or adjustable privacy/sunshade aluminum louvres



EXTERNAL FINISHES:

coloured render R

render contrasting colour R2

selected timber cladding TM

"colorbond" steel CB

anodised aluminium 25microns AN

off form concrete OC

painted steel PS

face brick FB

stone finish type1 ST1

specialised sandstone render finish R3

fixed glass fg

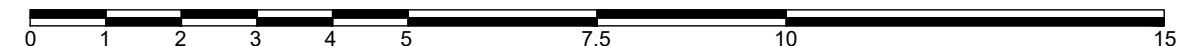
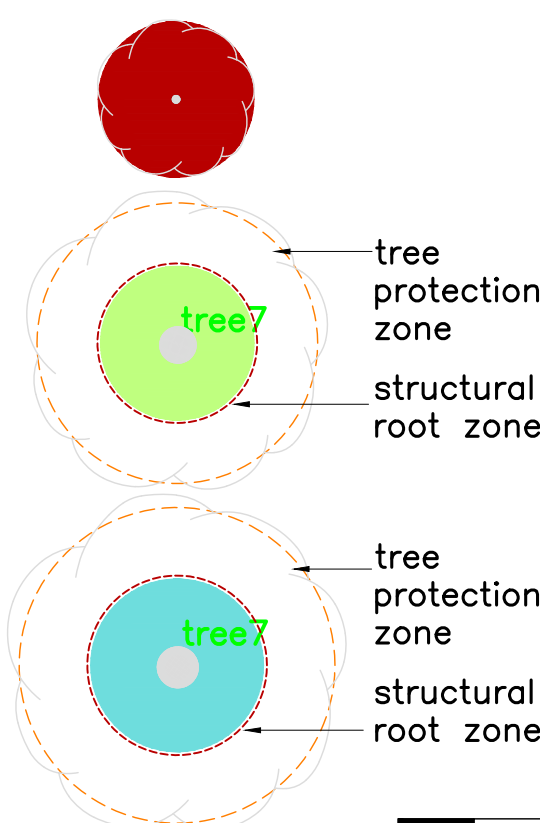
"decor satin" obscure glazing

TREES KEY:

tree to remove

tree to retain in accordance arborist's report

tree to prune in accordance arborist's report



DRAWING SCHEDULE:

Site Plan 1

Basement Floor Plan 2

Ground Floor Plan 3

Level-1 Floor Plan 4

Level-2 Floor Plan 5

Level-3 Floor Plan 6

Level-4 Floor Plan 7

Roof Plan 8

Sections 9

Driveway Section 10

Street Elevation 11

Rear Elevation 12

Side Elevations 13

Shadow Diagram 9.00am 14

Shadow Diagram 12noon 15

Shadow Diagram 3PM 16

Shadow Diagram Front Isometric 17

Shadow Diagram Rear Isometric 18

Photo montage Front 19

Photo Montage South 20

Photo Montage North 21

82 REVIEW update 21/11/22

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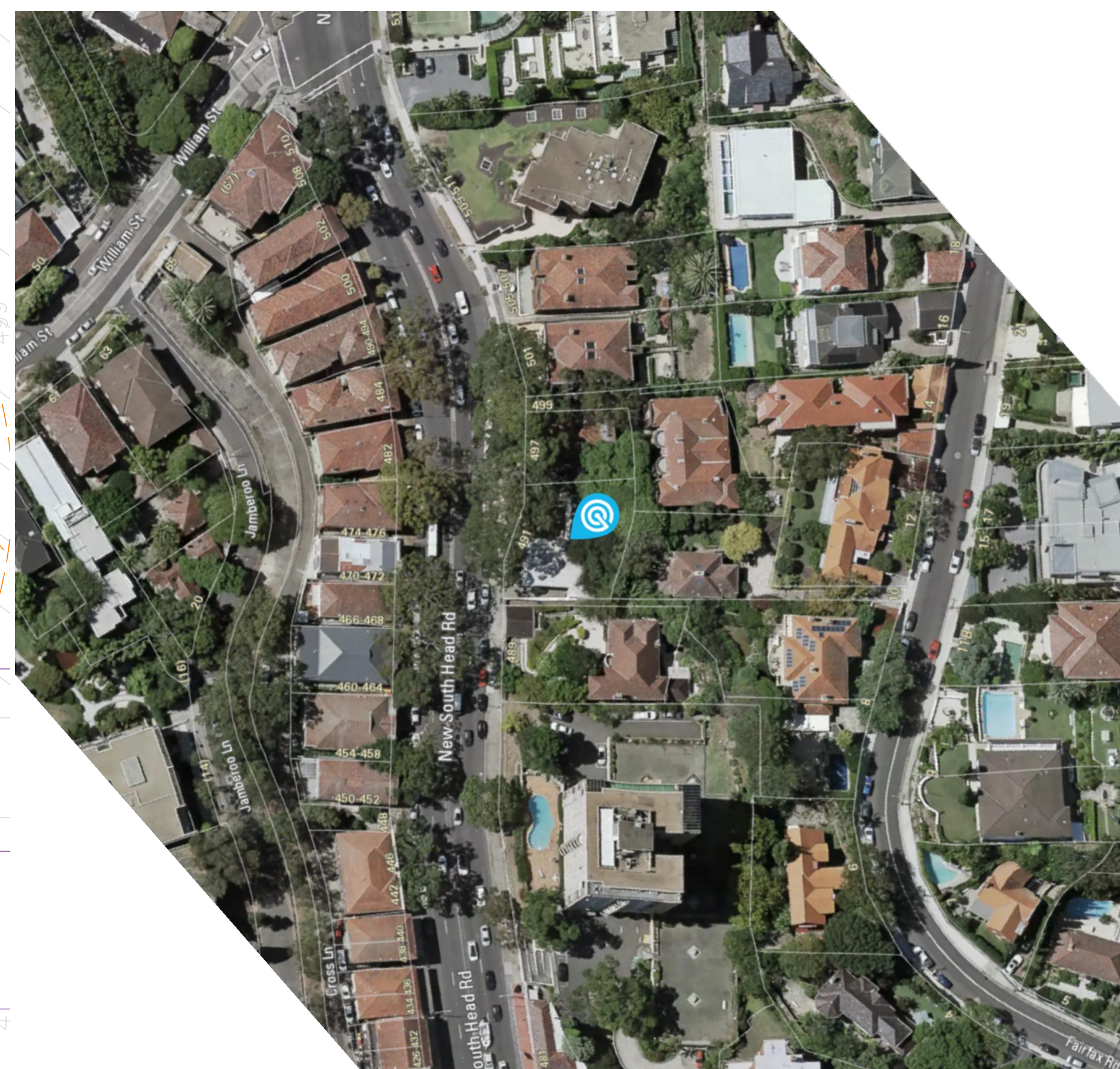
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Drawing
COVER and PERSPECTIVES

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Scales	1:100 (1:200 - A3)	A1
Date	May 2021	
Project Number		Issue
2107 - Cover		N



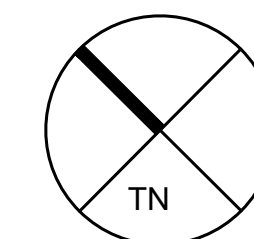
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2107 - 1 of 13 N

82 REVIEW update 21/11/22





BASIX COMMITMENTS:

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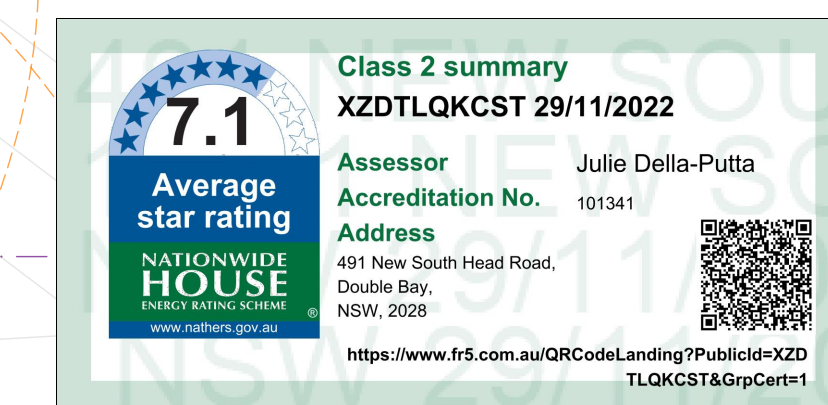
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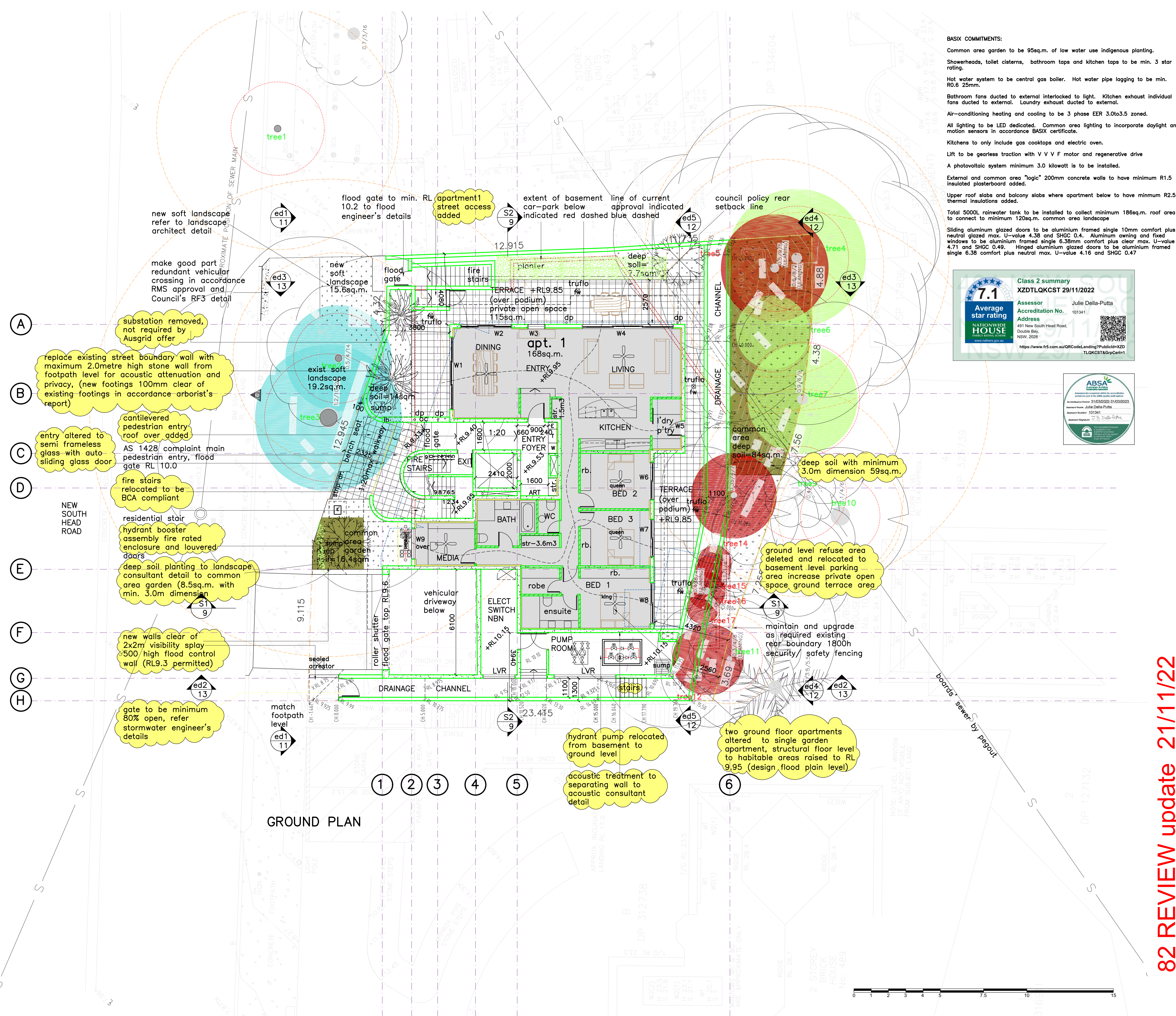
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GROUND PLAN

Drawn	PDP	Sheet size
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Date	May 2021	
Project Number		Issue

2107 - 3 of 13 N

82 REVIEW update 21/1/22

GROUND PLAN



A
B
C
D
E
F
G
H

LEVEL-1 PLAN

1 2 3 4 5 6

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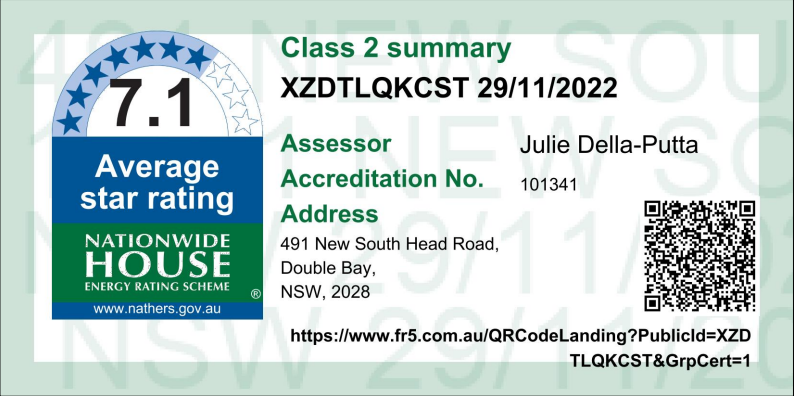
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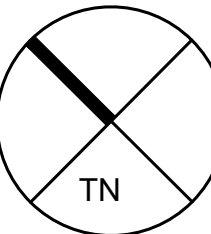
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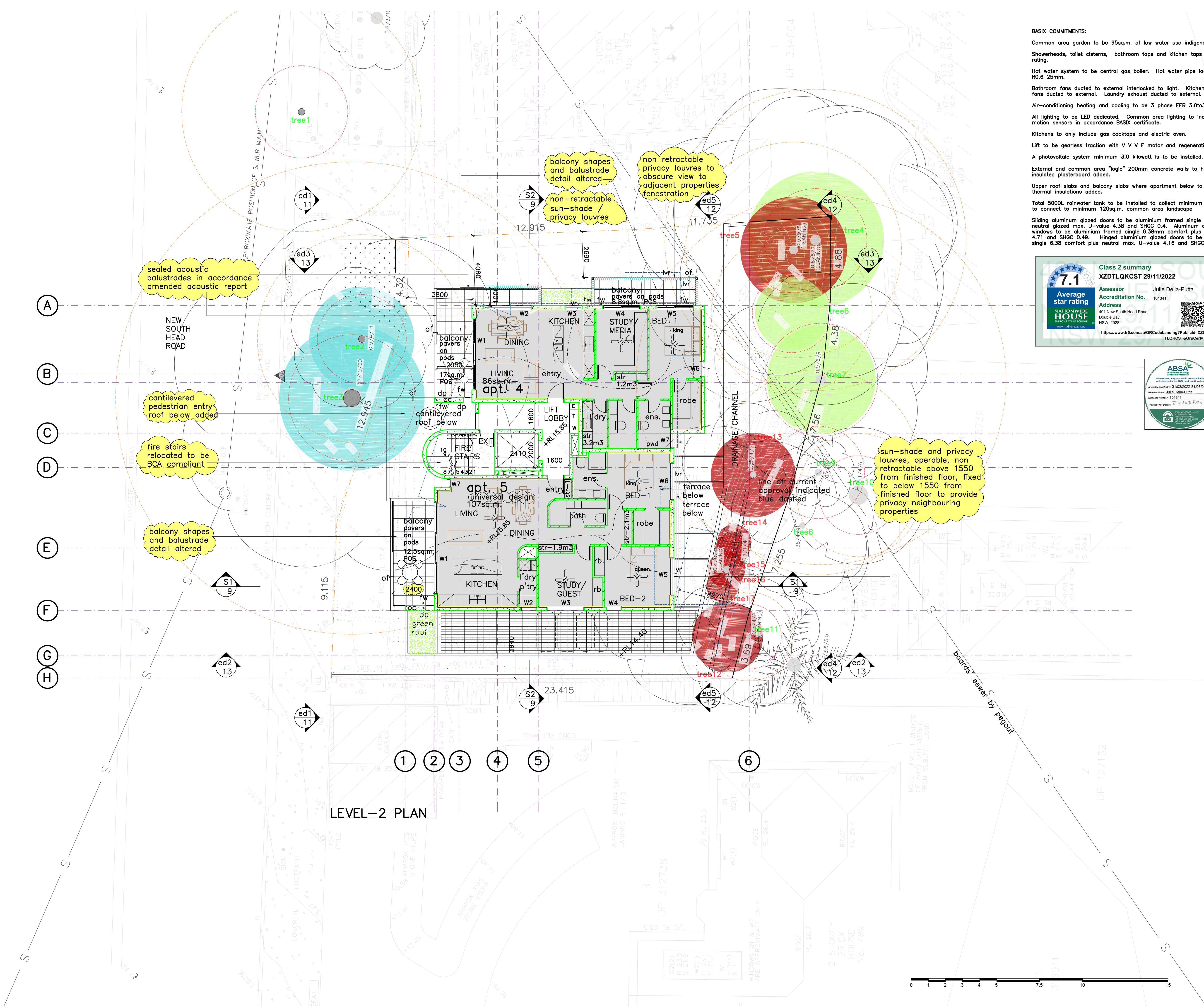
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LEVEL-1 PLAN

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2107 - 4 of 13 N



82 REVIEW update 21/11/22



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7.1
Average
star rating

**NATIONWIDE
HOUSE**
Energy Rating Scheme
www.nwrs.gov.au

Class 2 summary
XZDTLQKST 29/11/2022

Assessor Julie Della-Putta
Accreditation No. 101341
Address 491 New South Head Road,
Double Bay, NSW, 2028

<https://www.fr5.com.au/QRCodeLanding?PublicId=XZDTLQKST&GrpCert=1>

ABSA
Australian Building Sustainability Association

Accreditation Number: 31-03-2025-31-03-2025
Assessor Name: Julie Della-Putta
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Assessor Signature: Julie Della-Putta

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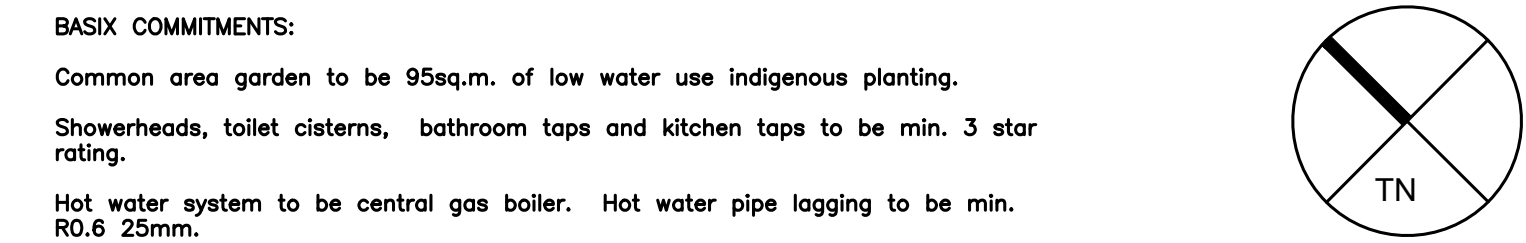
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Drawing

LEVEL-2 PLAN

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Project Number		Issue
2107 - 5 of 13		N



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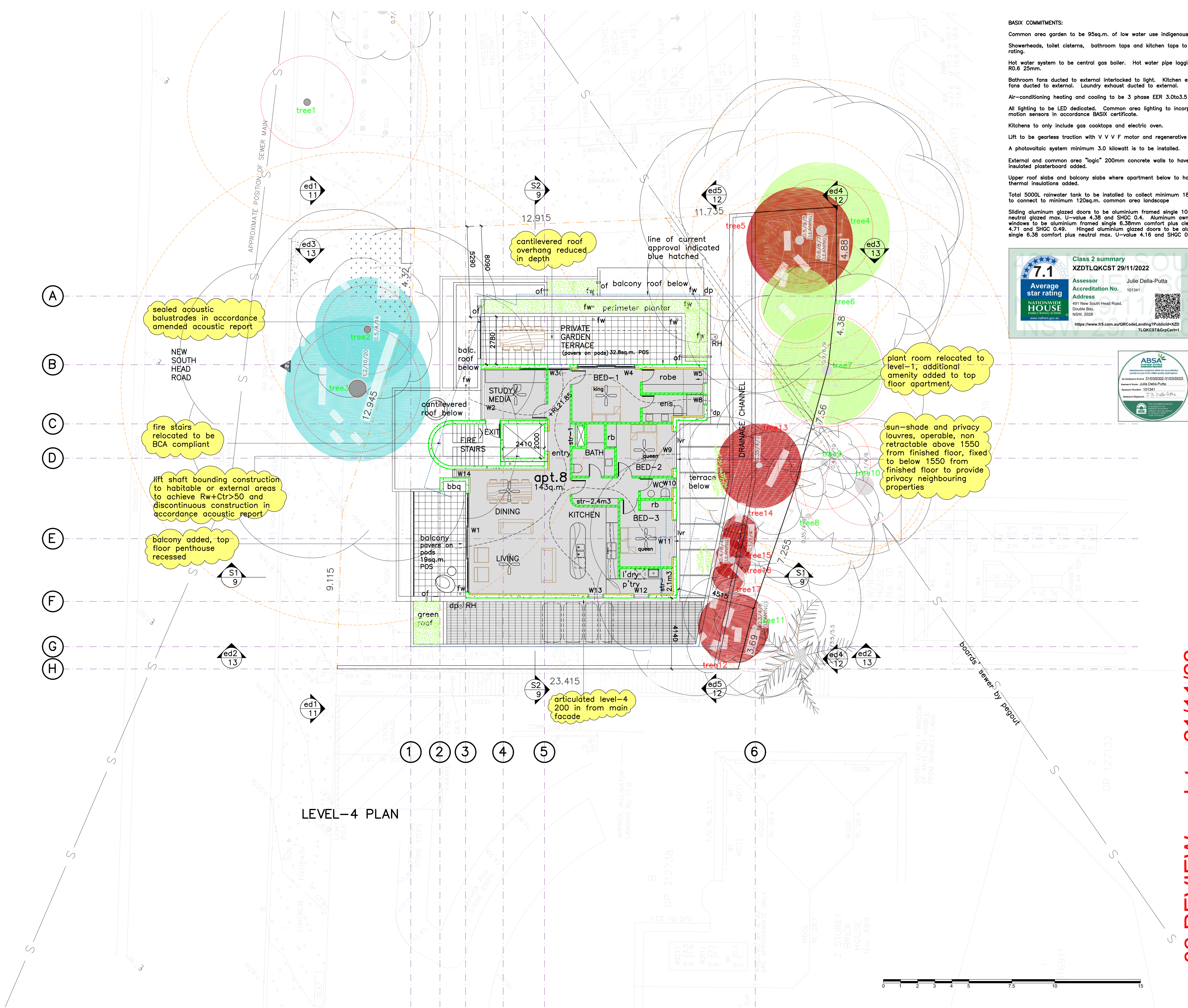
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Drawing

LEVEL-3 PLAN

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2107 - 6 of 13		N



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APPROVED APARTMENT BUILDING
and STRATA SUB-DIVISION for
REZZIE PTY LTD

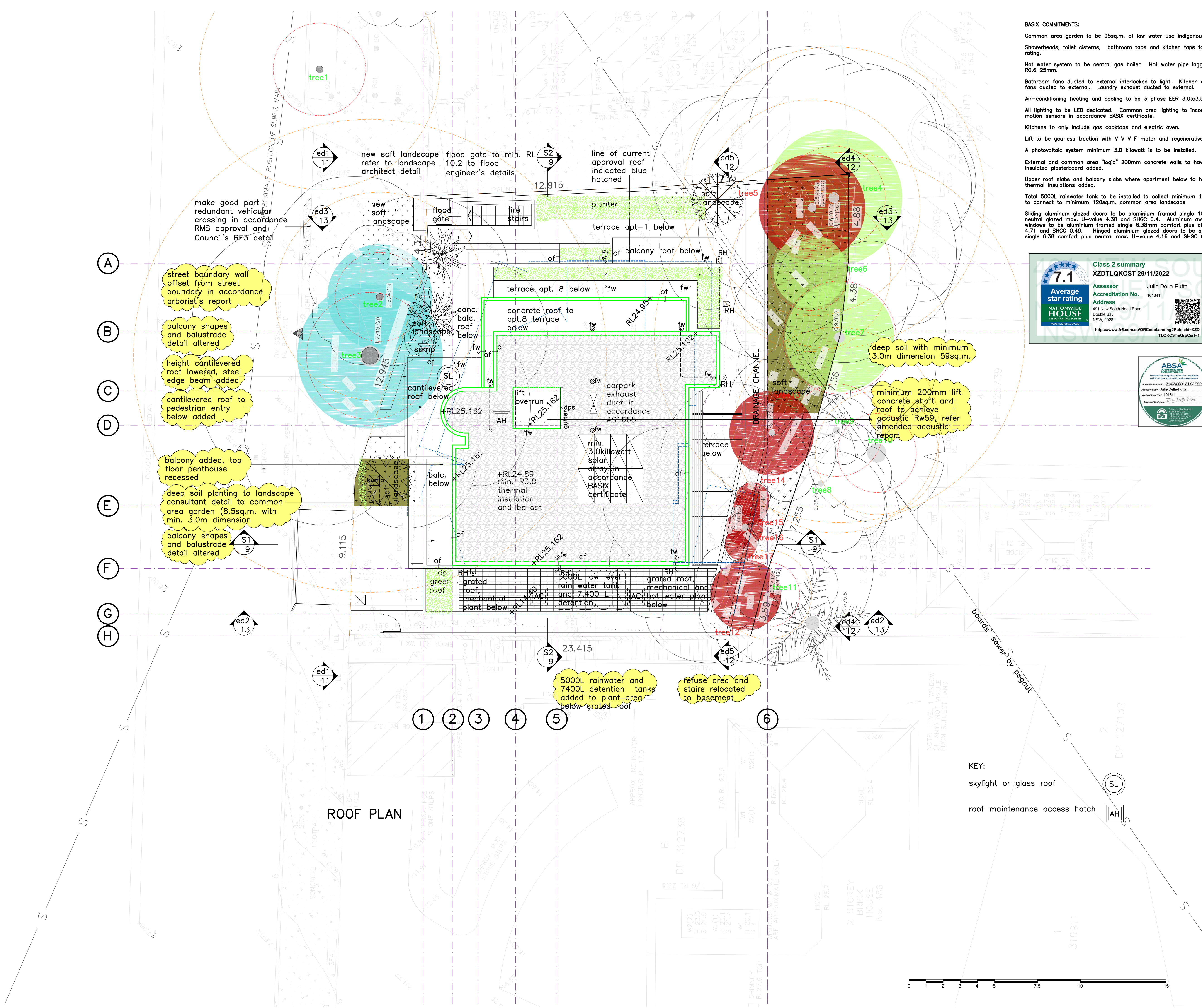
Address
491 NEW SOUTH HEAD ROAD,
DOUBLE BAY

Drawing
LEVEL-4 PLAN

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	May 2021	
Project Number		Issue

2107 - 7 of 13 N

82 REVIEW update 21/11/22



BASIX COMMITMENTS:

Common area garden to be 95sq.m. of low water use indigenous planting.

Showerheads, toilet cisterns, bathroom taps and kitchen taps to be min. 3 star rating.

Hot water system to be central gas boiler. Hot water pipe lagging to be min. R0.6 25mm.

Bathroom fans ducted to external interlocked to light. Kitchen exhaust individual fans ducted to external. Laundry exhaust ducted to external.

Air-conditioning heating and cooling to be 3 phase EER 3.0to3.5 zoned.

All lighting to be LED dedicated. Common area lighting to incorporate daylight and motion sensors in accordance BASIX certificate.

Kitchens to only include gas cooktops and electric oven.

Lift to be gearless traction with V V V F motor and regenerative drive

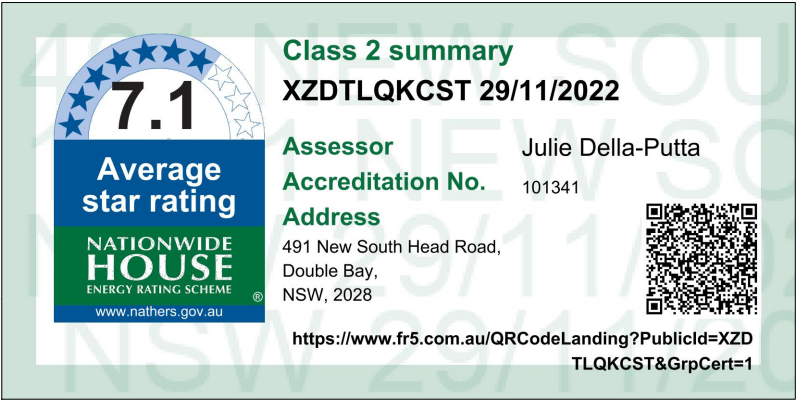
A photovoltaic system minimum 3.0 kilowatt is to be installed.

External and common area "logic" 200mm concrete walls to have minimum R1.5 insulated plasterboard added.

Upper roof slabs and balcony slabs where apartment below to have minimum R2.5 thermal insulations added.

Total 5000L rainwater tank to be installed to collect minimum 186sq.m. roof area to connect to minimum 120sq.m. common area landscape

Sliding aluminum glazed doors to be aluminium framed single 10mm comfort plus neutral glazed max. U-value 4.38 and SHGC 0.4. Aluminium awning and fixed windows to be aluminium framed single 6.38mm comfort plus clear max. U-value 4.71 and SHGC 0.49. Hinged aluminium glazed doors to be aluminium framed single 6.38 comfort plus neutral max. U-value 4.16 and SHGC 0.47



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D	update issue	15/07/21	PD
C	general update	2/07/21	PD
B	consultant issue	28/06/21	PD
A	preliminary issue	19/02/21	PD

Letter	Revisions/Issue	Date	By
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APPROVED APARTMENT BUILDING
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REZZIE PTY LTD

Address
491 NEW SOUTH HEAD ROAD,
DOUBLE BAY

Drawing
ROOF PLAN

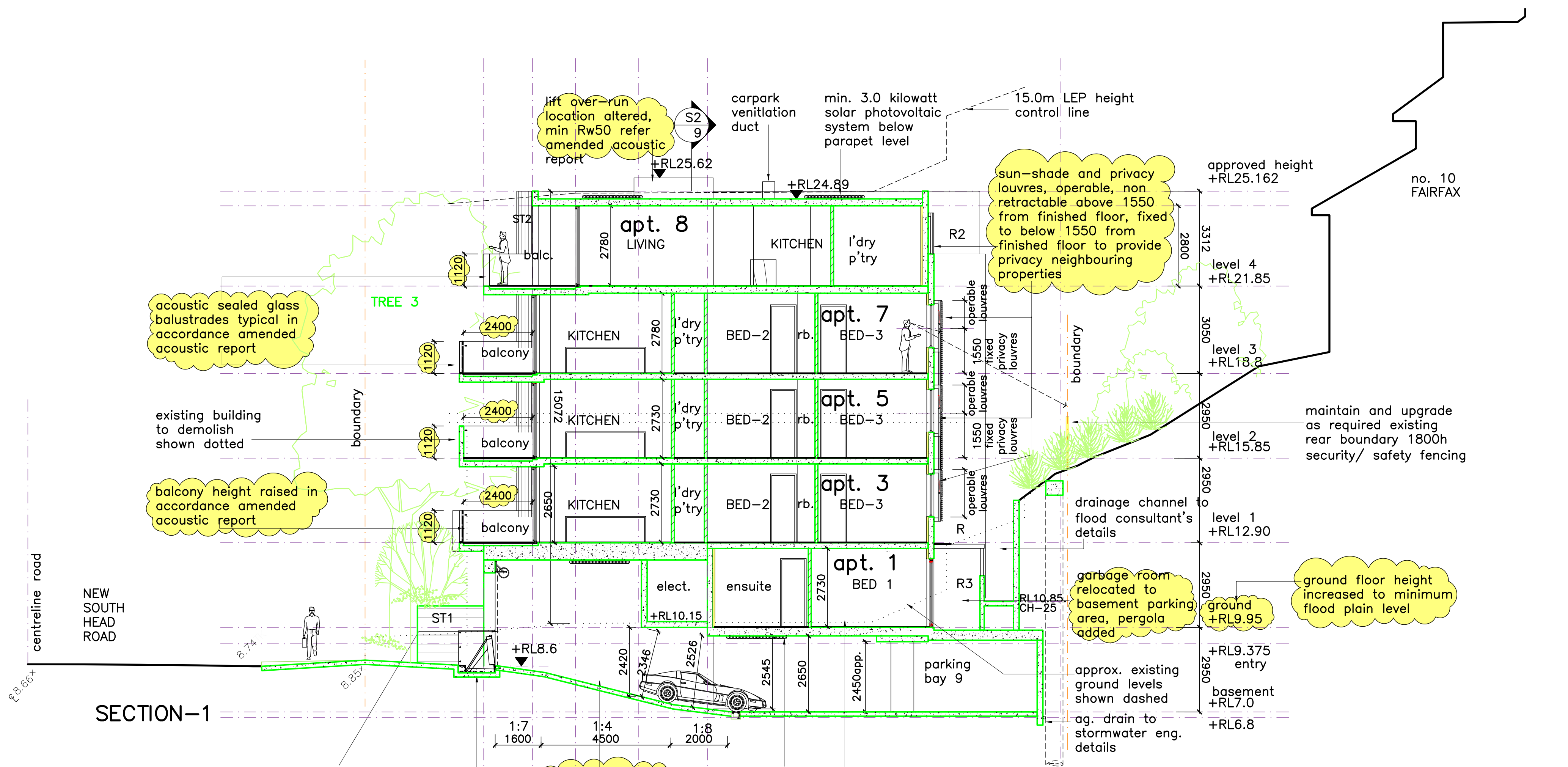
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Project Number		Issue

2107 - 8 of 13
N

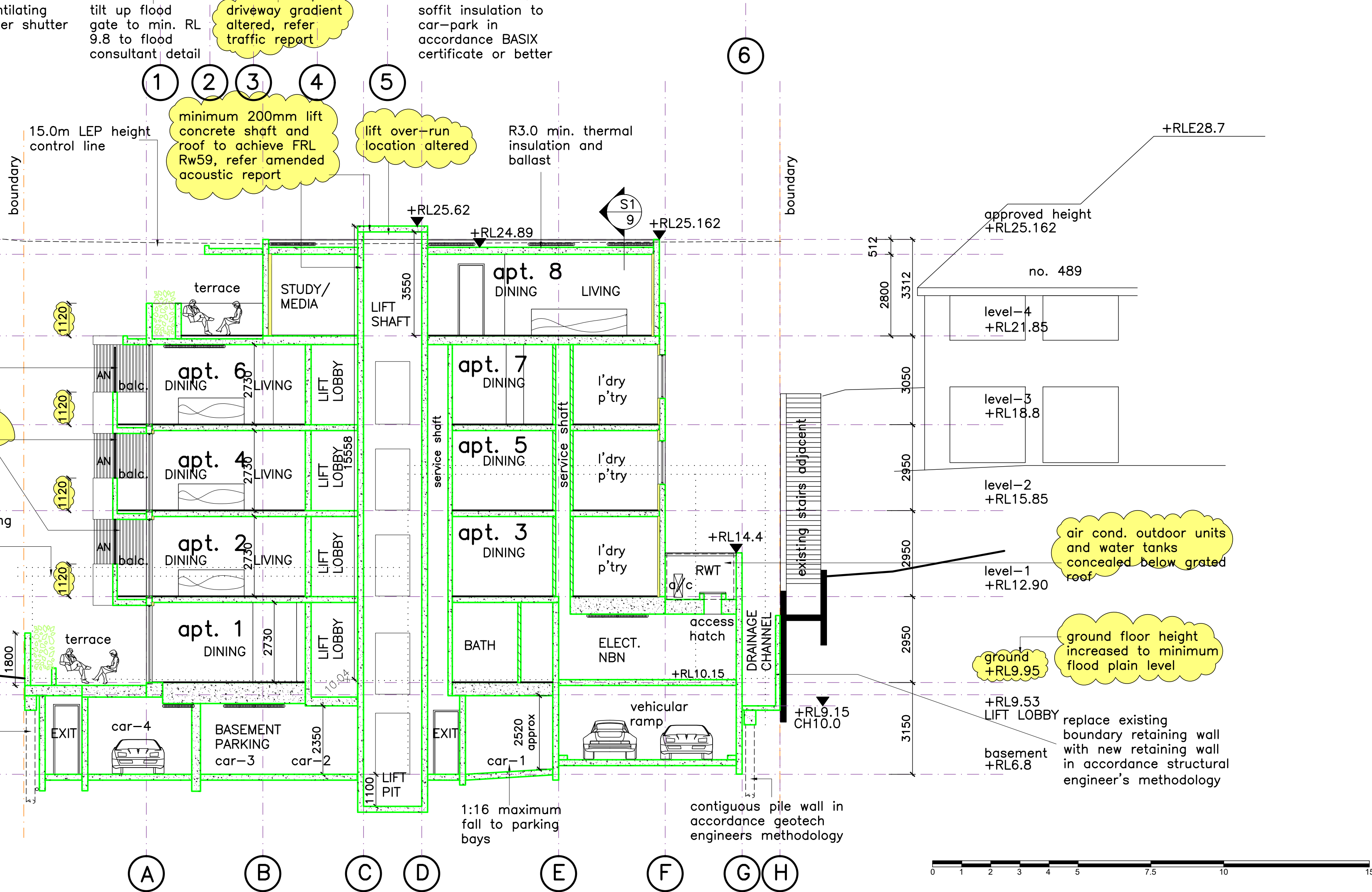
82 REVIEW update 21/11/22

- EXTERNAL FINISHES:
- coloured render R
 - render contrasting colour R2
 - selected timber cladding TM
 - "colorbond" steel CB
 - anodised aluminium 25microns AN
 - off form concrete OC
 - painted steel PS
 - face brick FB
 - stone finish type1 ST1
 - specialised sandstone render finish R3
 - fixed glass fg
 - "decor satin" obscure glazing

SECTION-1



SECTION-2



BASIX COMMITMENTS:

Common area garden to be 95sq.m. of low water use indigenous planting.

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Hot water system to be central gas boiler. Hot water pipe lagging to be min. R0.6 25mm.

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All lighting to be LED dedicated. Common area lighting to incorporate daylight and motion sensors in accordance BASIX certificate.

Kitchens to only include gas cooktops and electric oven.

Lift to be gearless traction with V V V F motor and regenerative drive

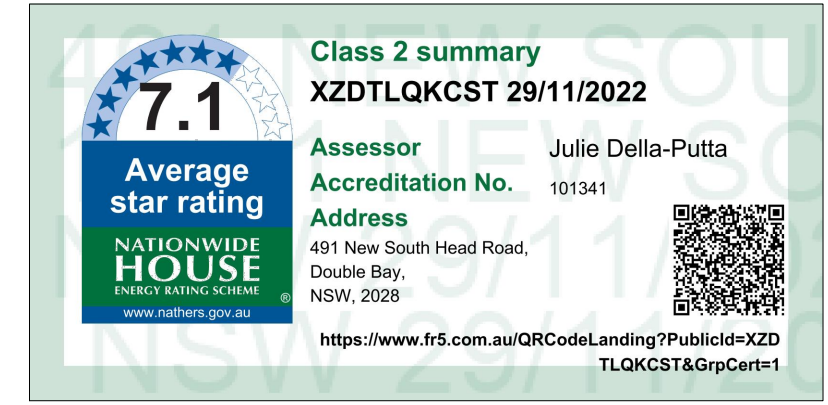
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ALTERATIONS and ADDITIONS to APPROVED APARTMENT BUILDING and STRATA SUB-DIVISION for REZZIE PTY LTD

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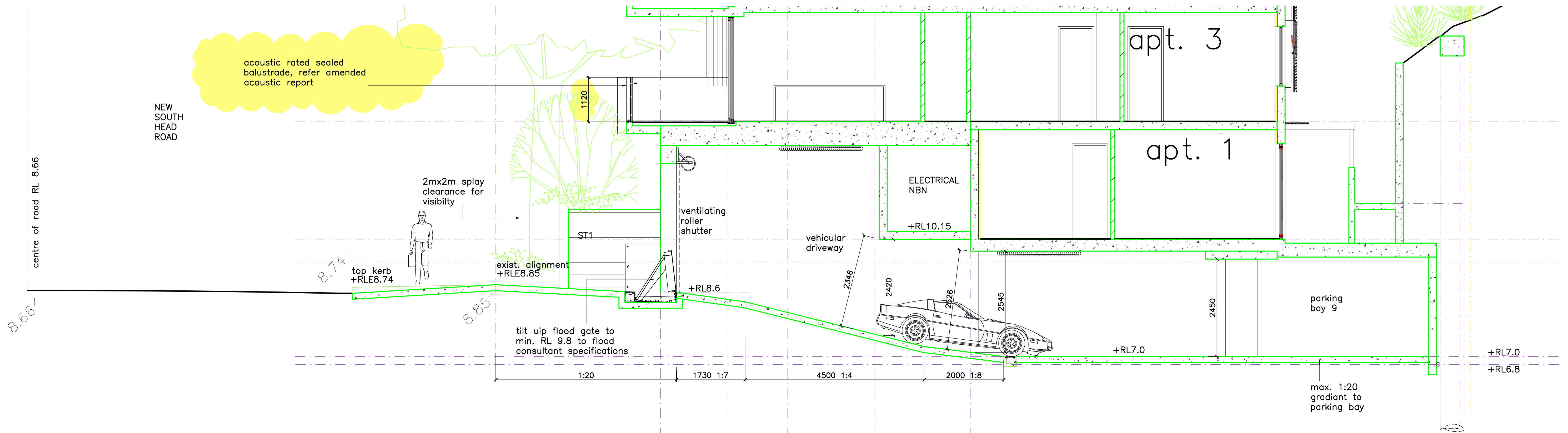
491 NEW SOUTH HEAD ROAD, DOUBLE BAY

Drawing

SECTIONS

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	May 2021	
Project Number		Issue
2107 - 9 of 13		N

82 REVIEW update 21/11/22



VEHICULAR RAMP DETAIL

- 1
- 2
- 3
- 4
- 5

6

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REZZIE PTY LTD

Address
491 NEW SOUTH HEAD ROAD,
DOUBLE BAY

Drawing
VEHICULAR RAMP SECTION

Drawn	PDP	Sheet size
Scales	1:50 (1:100 - A3)	A1
Date	May 2021	
Project Number		Issue
2107 - 10 of 13		N

82 REVIEW update 21/11/22



NORTH WEST perspective view1 from opposite footpath level

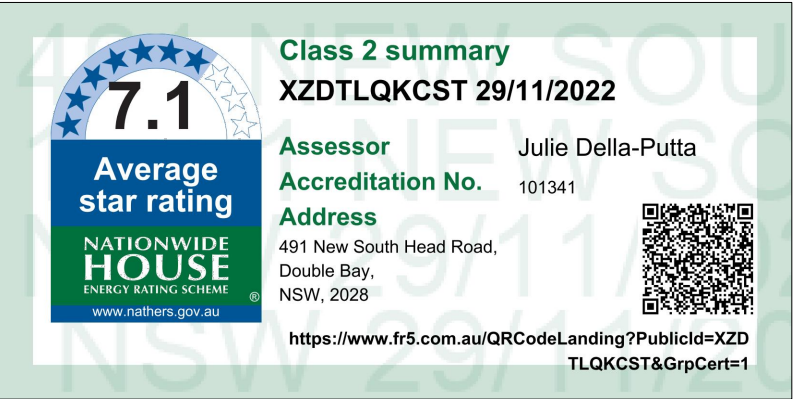


EXTERNAL FINISHES:

- coloured render
- render contrasting colour
- selected timber cladding
- "colorbond" steel
- anodised aluminium 25microns
- off form concrete
- painted steel
- face brick
- stone finish type1
- specialised sandstone render finish
- fixed glass
- "decor satin" obscure glazing

BASIX COMMITMENTS:

- R Common area garden to be 95sq.m. of low water use indigenous planting.
- R2 Showerheads, toilet cisterns, bathroom taps and kitchen taps to be min. 3 star rating.
- TM Hot water system to be central gas boiler. Hot water pipe lagging to be min. R0.6 25mm.
- CB Bathroom fans ducted to external interlocked to light. Kitchen exhaust individual fans ducted to external. Laundry exhaust ducted to external.
- AN Air-conditioning heating and cooling to be 3 phase EER 3.0to3.5 zoned.
- OC All lighting to be LED dedicated. Common area lighting to incorporate daylight and motion sensors in accordance BASIX certificate.
- PS Kitchens to only include gas cooktops and electric oven.
- FB Lift to be gearless traction with V V V F motor and regenerative drive
- ST1 A photovoltaic system minimum 3.0 kilowatt is to be installed.
- R3 External and common area "logic" 200mm concrete walls to have minimum R1.5 insulated plasterboard added.
- fg Upper roof slabs and balcony slabs where apartment below to have minimum R2.5 thermal insulations added.
- fg Total 5000L rainwater tank to be installed to collect minimum 186sq.m. roof area to connect to minimum 120sq.m. common area landscape
- fg Sliding aluminum glazed doors to be aluminium framed single 10mm comfort plus neutral glazed max. U-value 4.38 and SHGC 0.4. Aluminium owning and fixed windows to be aluminium framed single 6.38mm comfort plus clear max. U-value 4.71 and SHGC 0.49. Hinged aluminium glazed doors to be aluminium framed single 6.38 comfort plus neutral max. U-value 4.16 and SHGC 0.47



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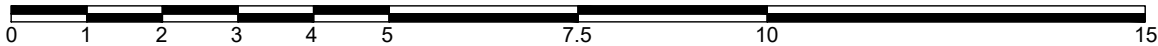
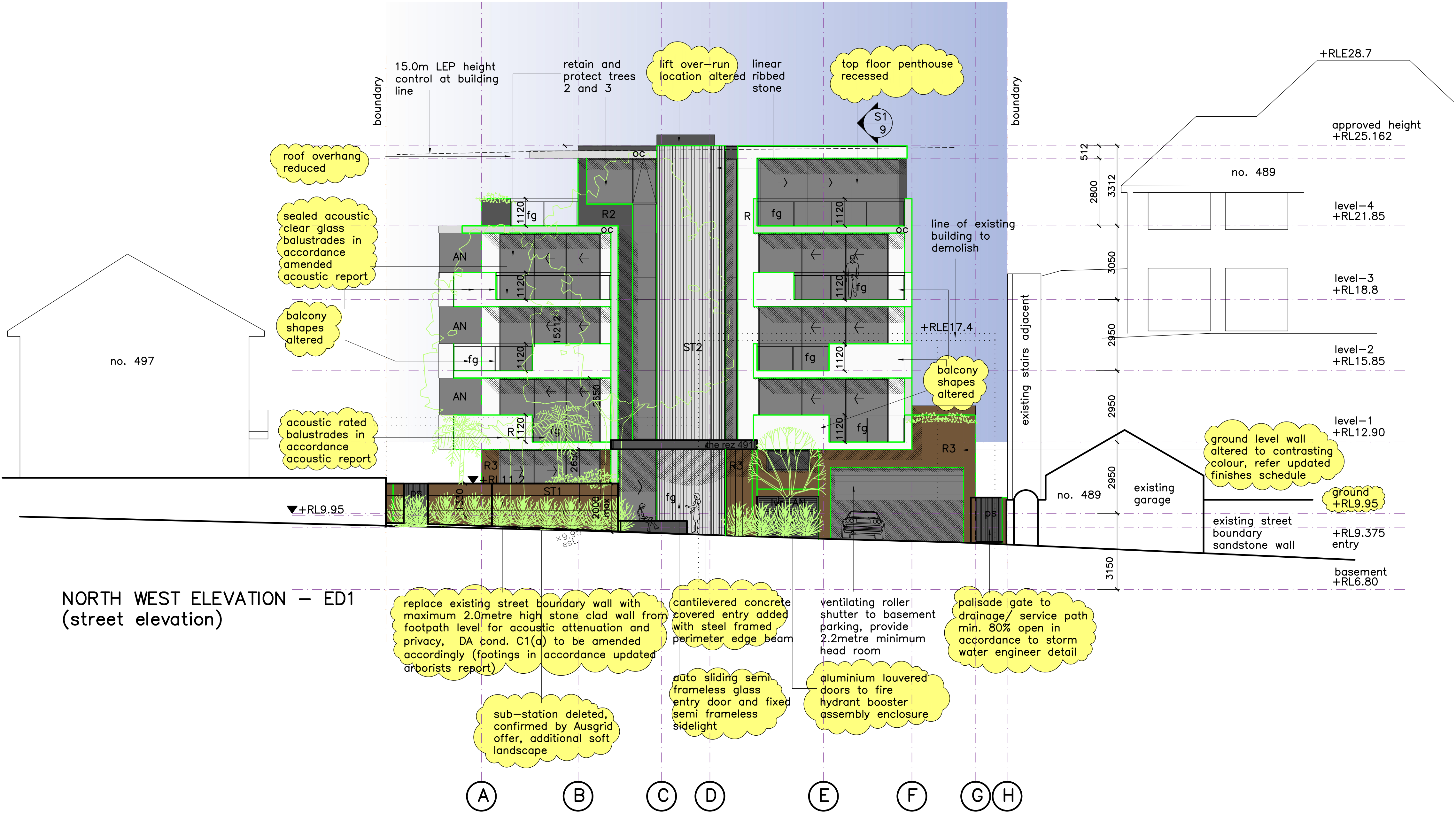
Address
491 NEW SOUTH HEAD ROAD,
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Drawing
STREET ELEVATIONS - ED1

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	May 2021	
Project Number		Issue

2107 - 11 of 13 N

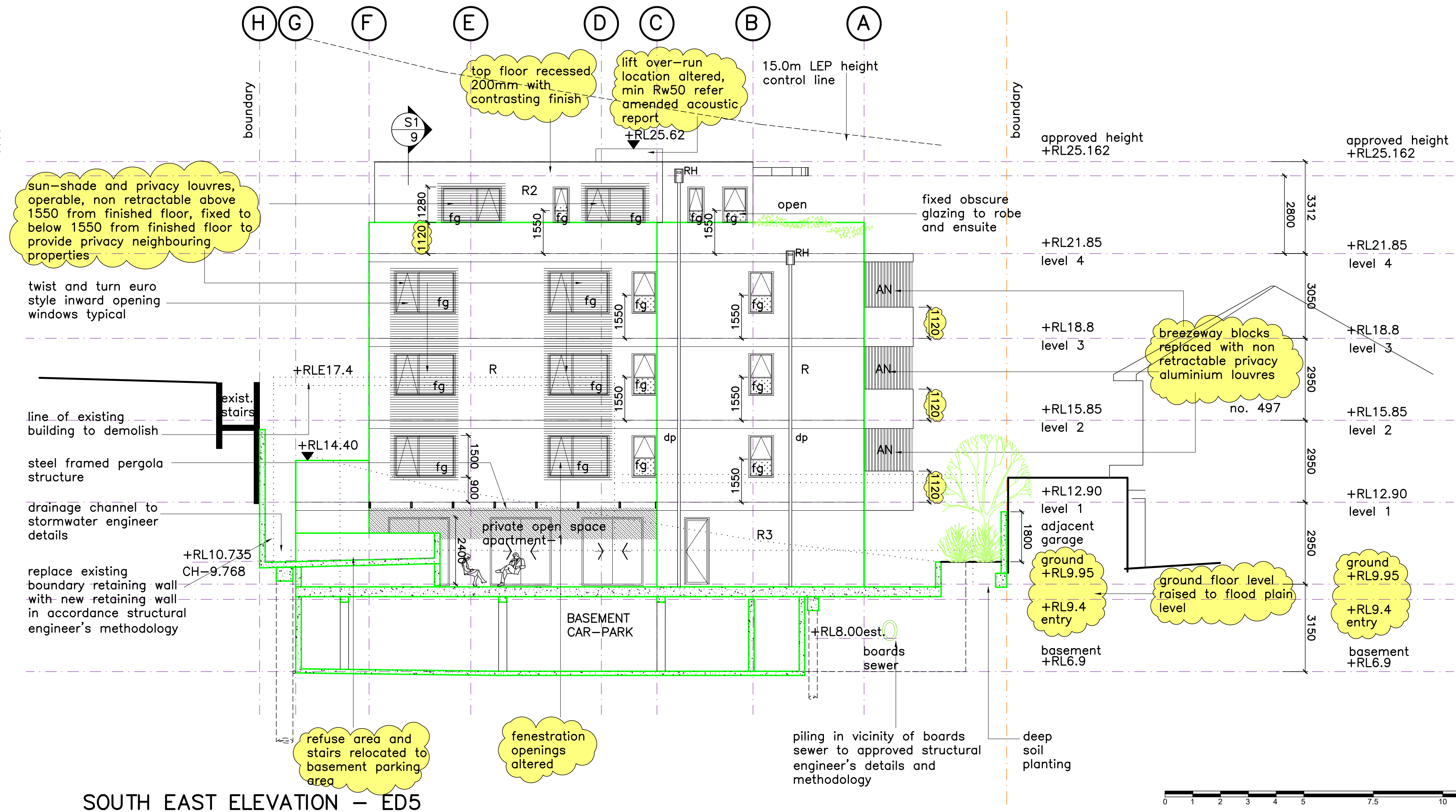
NORTH WEST ELEVATION – ED1 (street elevation)



82 REVIEW update 21/11/22



- EXTERNAL FINISHES:
- coloured render R
 - render contrasting colour R2
 - selected timber cladding TM
 - "colorbond" steel CB
 - anodised aluminium 25microns AN
 - off form concrete OC
 - painted steel PS
 - face brick FB
 - stone finish type1 ST1
 - specialised sandstone render finish R3
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- BASIX COMMITMENTS:
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 - Lift to be gearless traction with V V V F motor and regenerative drive
 - A photovoltaic system minimum 3.0 kilowatt is to be installed.
 - External and common area "logic" 200mm concrete walls to have minimum R1.5 insulated plasterboard added.
 - Upper roof slabs and balcony slabs where apartment below to have minimum R2.5 thermal insulations added.
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 - Sliding aluminium glazed doors to be aluminium framed single 10mm comfort plus neutral glazed max. U-value 4.38 and SHGC 0.4. Aluminium awning and fixed windows to be aluminium framed single 6.38mm comfort plus clear max. U-value 4.71 and SHGC 0.49. Hinged aluminium glazed doors to be aluminium framed single 6.38 comfort plus neutral max. U-value 4.16 and SHGC 0.47



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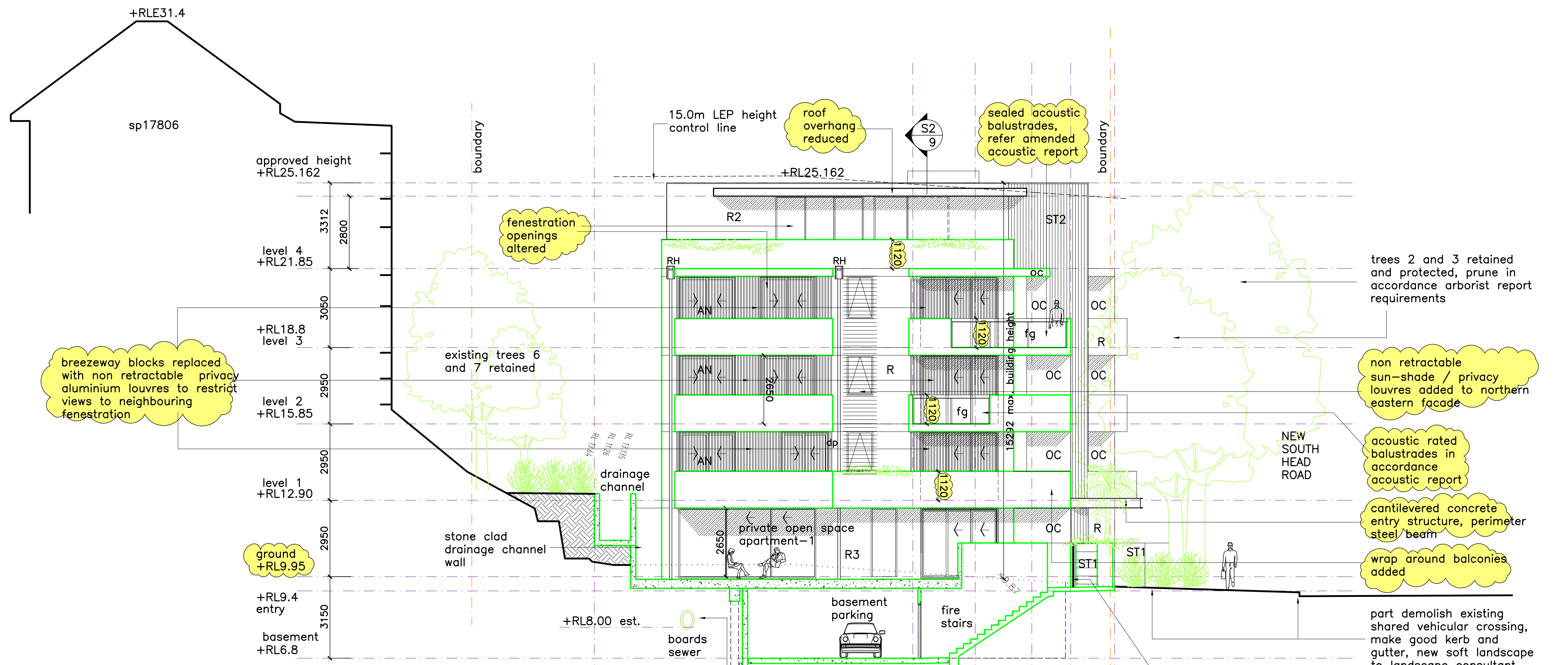
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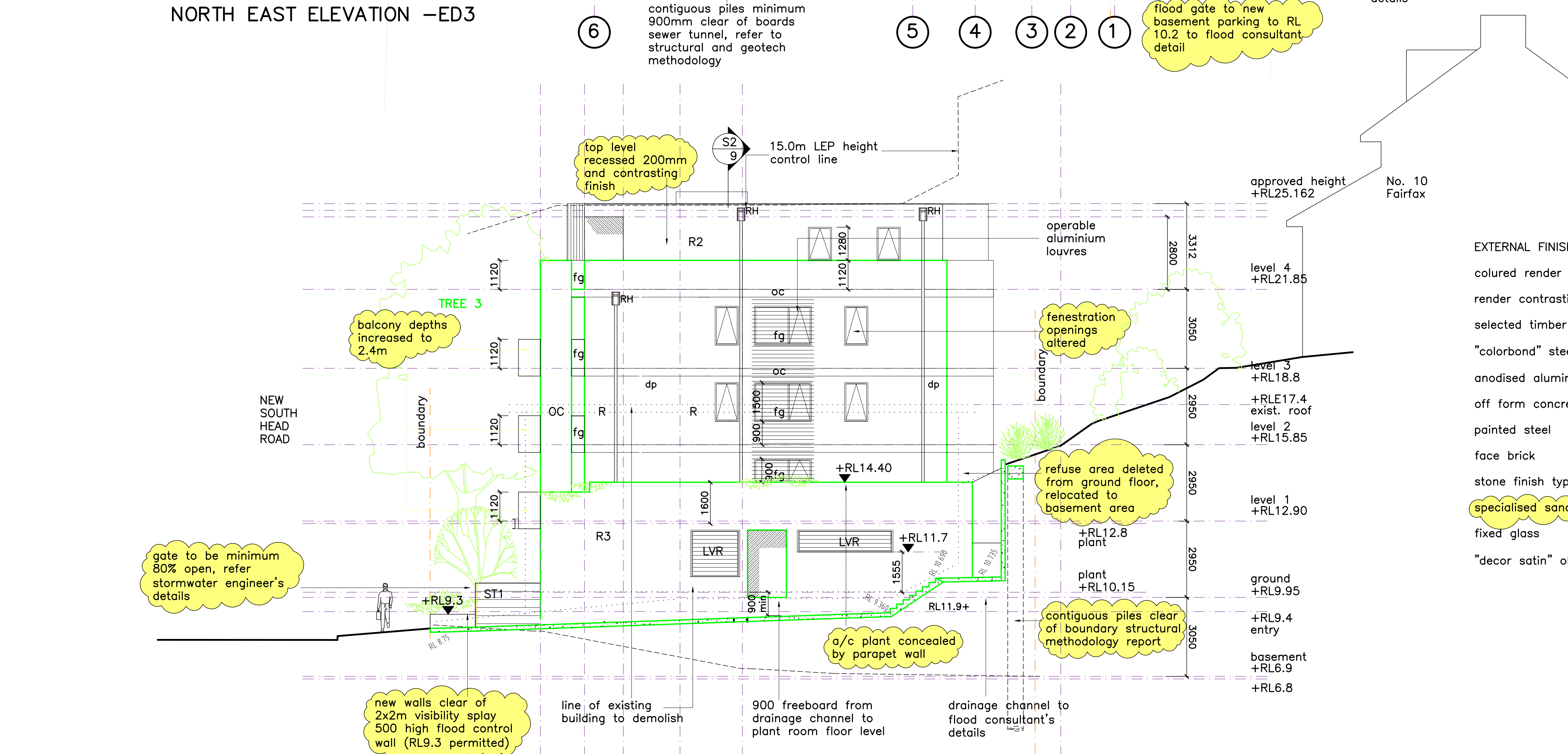
Address
491 NEW SOUTH HEAD ROAD,
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Drawing
ELEVATIONS - SOUTH EAST

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	May 2021	
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2107 - 12 of 13		N



NORTH EAST ELEVATION –ED3



SOUTH WEST ELEVATION – ED2

BASIX COMMITMENTS:

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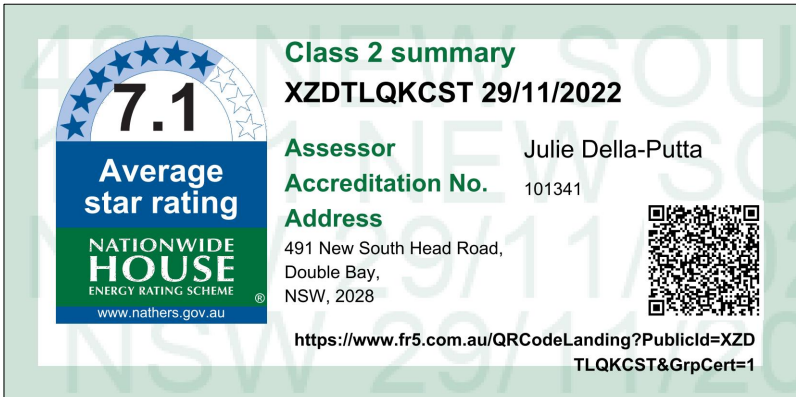
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ALTERATIONS and ADDITIONS to APPROVED APARTMENT BUILDING and STRATA SUB-DIVISION for REZZIE PTY LTD

Address

491 NEW SOUTH HEAD ROAD, DOUBLE BAY

Drawing

SIDE ELEVATIONS

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82 REVIEW update 21/11/22

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