

DRAWING LIST

NO. REV NAME

|        |   |                           |
|--------|---|---------------------------|
| DA 000 | C | TITLE PAGE                |
| DA 001 | C | 3D IMAGES                 |
| DA 002 | C | 3D DIAGRAMS               |
| DA 003 | C | FLOOR SPACE RATIO DIAGRAM |
| DA 101 | C | SITE PLAN                 |
| DA 102 | C | SITE ANALYSIS             |
| DA 120 | C | MATERIAL BOARD            |
| DA 121 | C | VIEW ANALYSIS             |
| DA 122 | C | PHOTO MONTAGE             |
| DA 200 | C | BASEMENT                  |
| DA 201 | C | GROUND FLOOR PLAN         |
| DA 202 | C | LEVEL 1 FLOOR PLAN        |
| DA 203 | C | LEVEL 2 FLOOR PLAN        |
| DA 204 | C | LEVEL 3 FLOOR PLAN        |
| DA 205 | C | LEVEL 4 FLOOR PLAN        |
| DA 206 | C | LEVEL 5 FLOOR PLAN        |
| DA 207 | C | ROOF PLAN                 |
| DA 301 | C | NORTH ELEVATION           |
| DA 302 | C | WEST ELEVATION            |
| DA 303 | C | SOUTH ELEVATION           |
| DA 304 | C | EAST ELEVATION            |
| DA 321 | C | SECTION AA                |



SITE LOCATION

55 BAY STREET, DOUBLE BAY  
DEVELOPMENT APPLICATION

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PREFERENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 091664527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 000

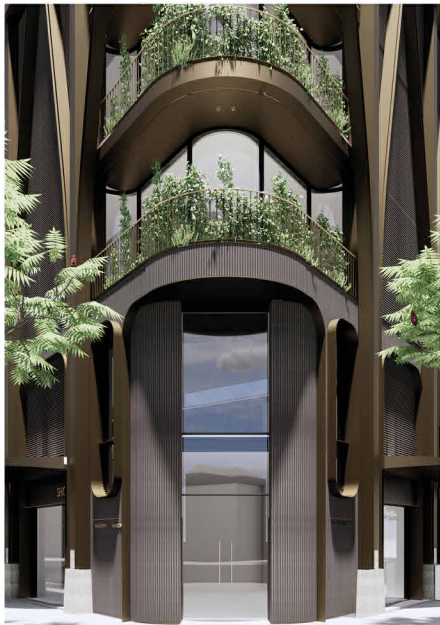
REV  
C

DRAWING  
TITLE PAGE

Drawn: ES/LA  
Checked: BS

Scale: 1 : 1000 @A3  
Date: 22/05/2023





# STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

## GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PREFERENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

## DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 001

REV  
C

DRAWING  
3D IMAGES

Drawn: ES/LA  
Checked: BS

Scale: @A3  
Date: 22/05/2023



16-18 CROSS STREET

20-26 CROSS STREET

28-34 CROSS STREET

SUBJECT SITE

38 BAY STREET

14.7 HEIGHT PLANE

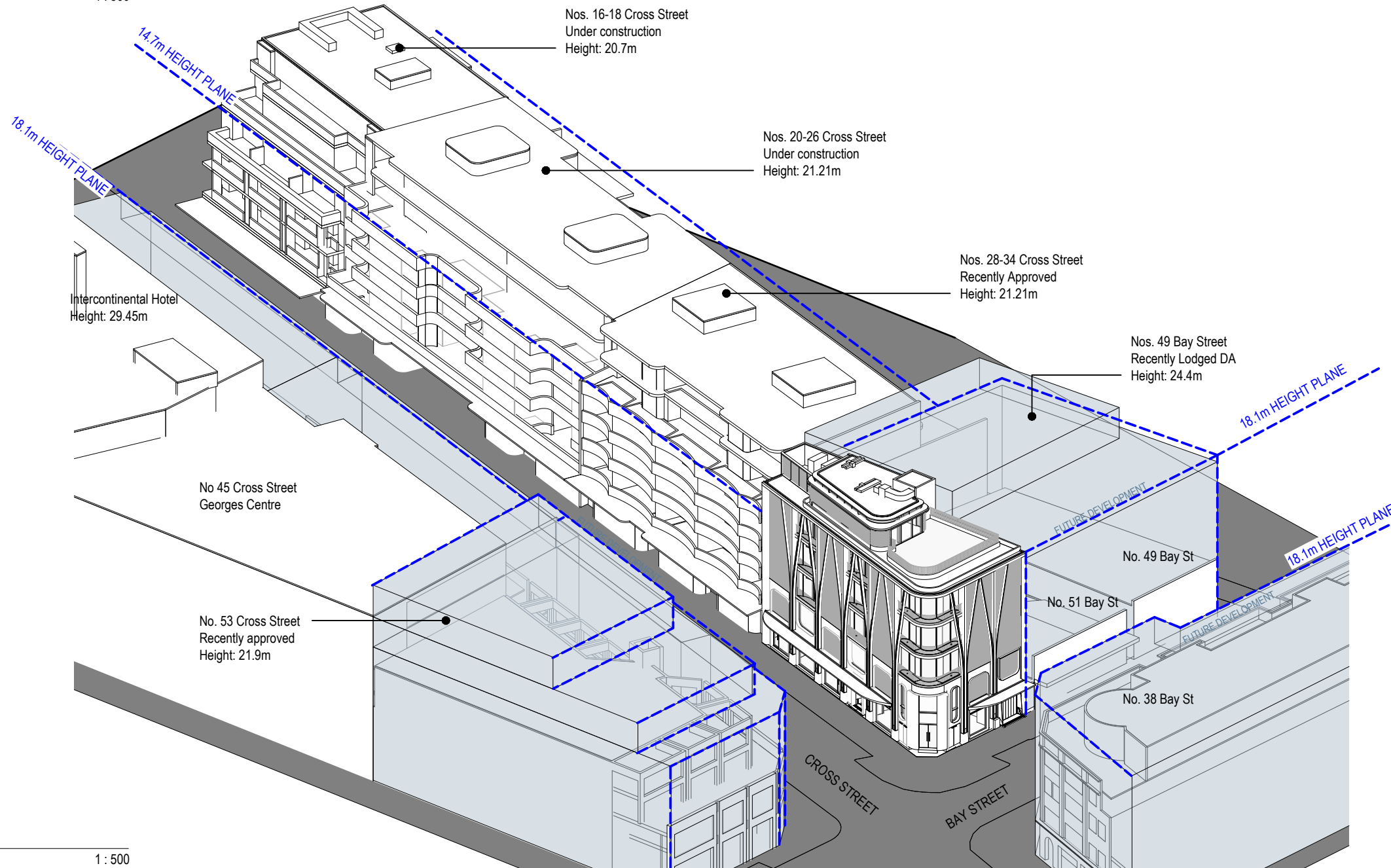
18.1 HEIGHT PLANE

FUTURE DEVELOPMENT

BAY STREET

## 1 SOUTH CROSS STREET ELEVATION

1 : 500

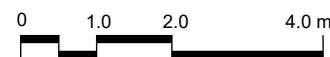


## 2 3D DIAGRAM

1 : 500

# STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



### GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

### DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

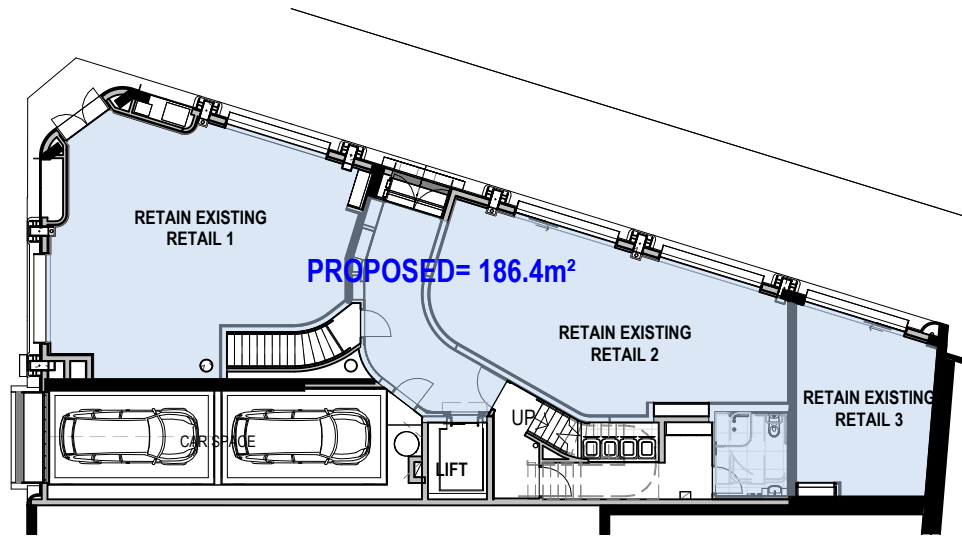
PROJECT  
55 BAY STREET, DOUBLE BAY

DRAWING  
3D DIAGRAMS

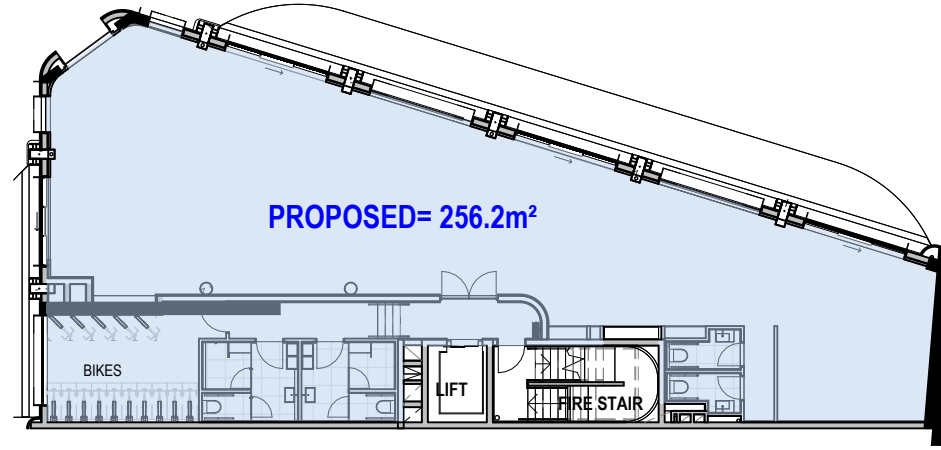
PROJECT NO. 189  
DWG NO. DA 002  
REV C

Drawn: ES/LA  
Checked: BS  
Scale: 1 : 500 @A3  
Date: 22/05/2023

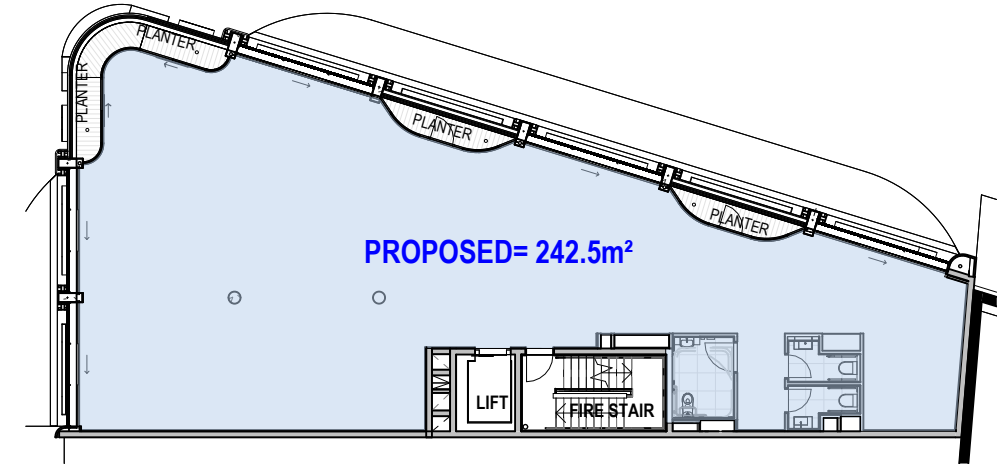




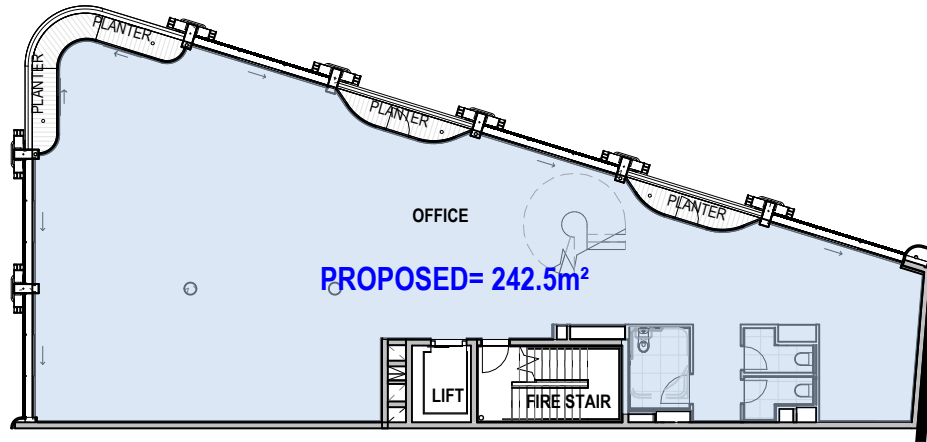
1 GFA - GROUND FLOOR AREA  
1 : 250



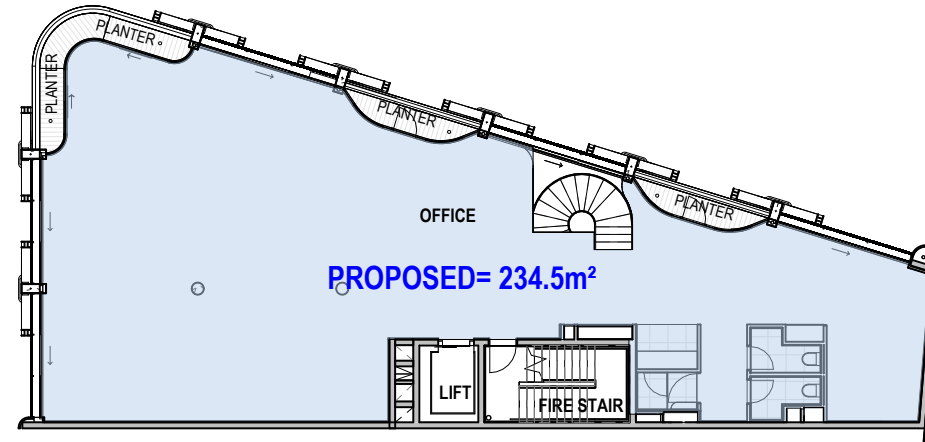
2 GFA - LEVEL 1  
1 : 250



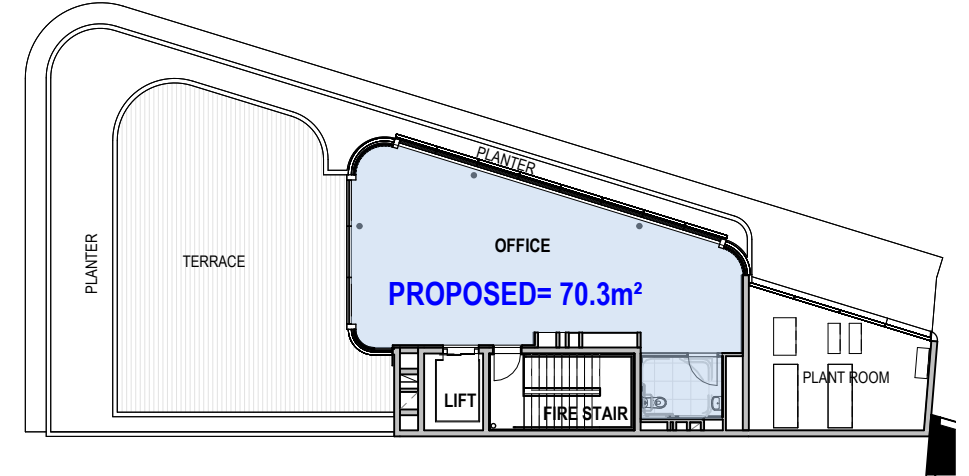
3 GFA - LEVEL 2  
1 : 250



4 GFA - LEVEL 3  
1 : 250



5 GFA - LEVEL 4  
1 : 250



6 GSA - LEVEL 5  
1 : 250

## PROPOSED FSR CALCULATION

|                   |                       |
|-------------------|-----------------------|
| SITE AREA:        | 320.5m <sup>2</sup>   |
| PERMISSIBLE FSR : |                       |
| LEP - 2.5:1       | 801.25m <sup>2</sup>  |
| EXCEPTION - 3:1   | 961.5m <sup>2</sup>   |
| PROPOSED - 3.85:1 | 1,232.4m <sup>2</sup> |

## APPROVED GROSS FLOOR AREA:

|                |                     |
|----------------|---------------------|
| GROUND FLOOR = | 186.4m <sup>2</sup> |
| LEVEL 1=       | 256.2m <sup>2</sup> |
| LEVEL 2=       | 242.5m <sup>2</sup> |
| LEVEL 3=       | 242.5m <sup>2</sup> |
| LEVEL 4=       | 234.5m <sup>2</sup> |
| LEVEL 5=       | 70.3m <sup>2</sup>  |

TOTAL PROPOSED = 1,232.4m<sup>2</sup>

## FSR KEY

|  |                        |
|--|------------------------|
|  | GFA                    |
|  | BUILDING ENVELOPE      |
|  | DEMOLITION OF EXISTING |

# STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



## GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

## DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 003

REV  
C

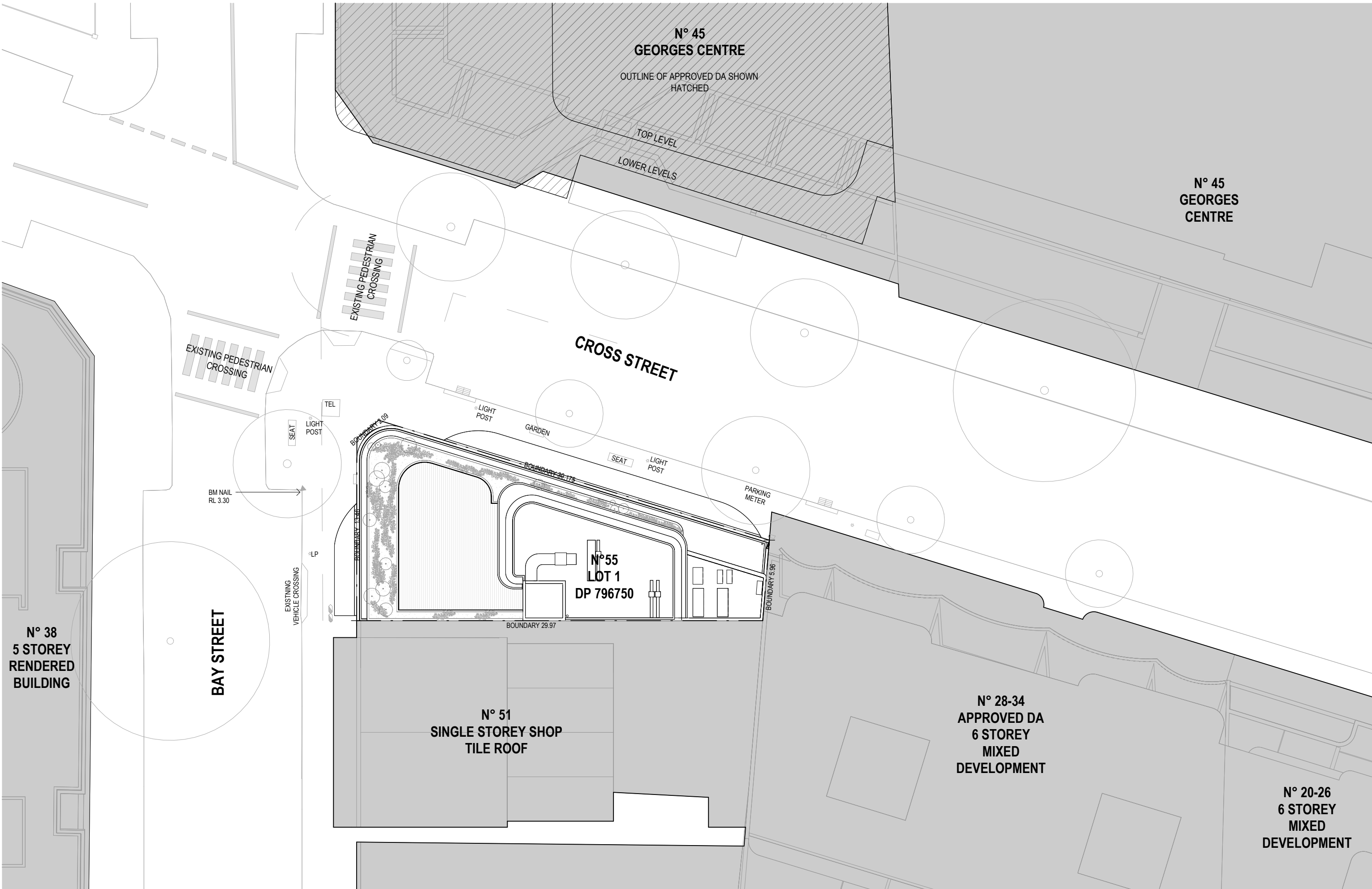
DRAWING  
FLOOR SPACE RATIO DIAGRAM



Drawn: AS/LA  
Checked: BS

Scale: As indicated @A3  
Date: 22/05/2023





STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097864527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 101

REV  
C

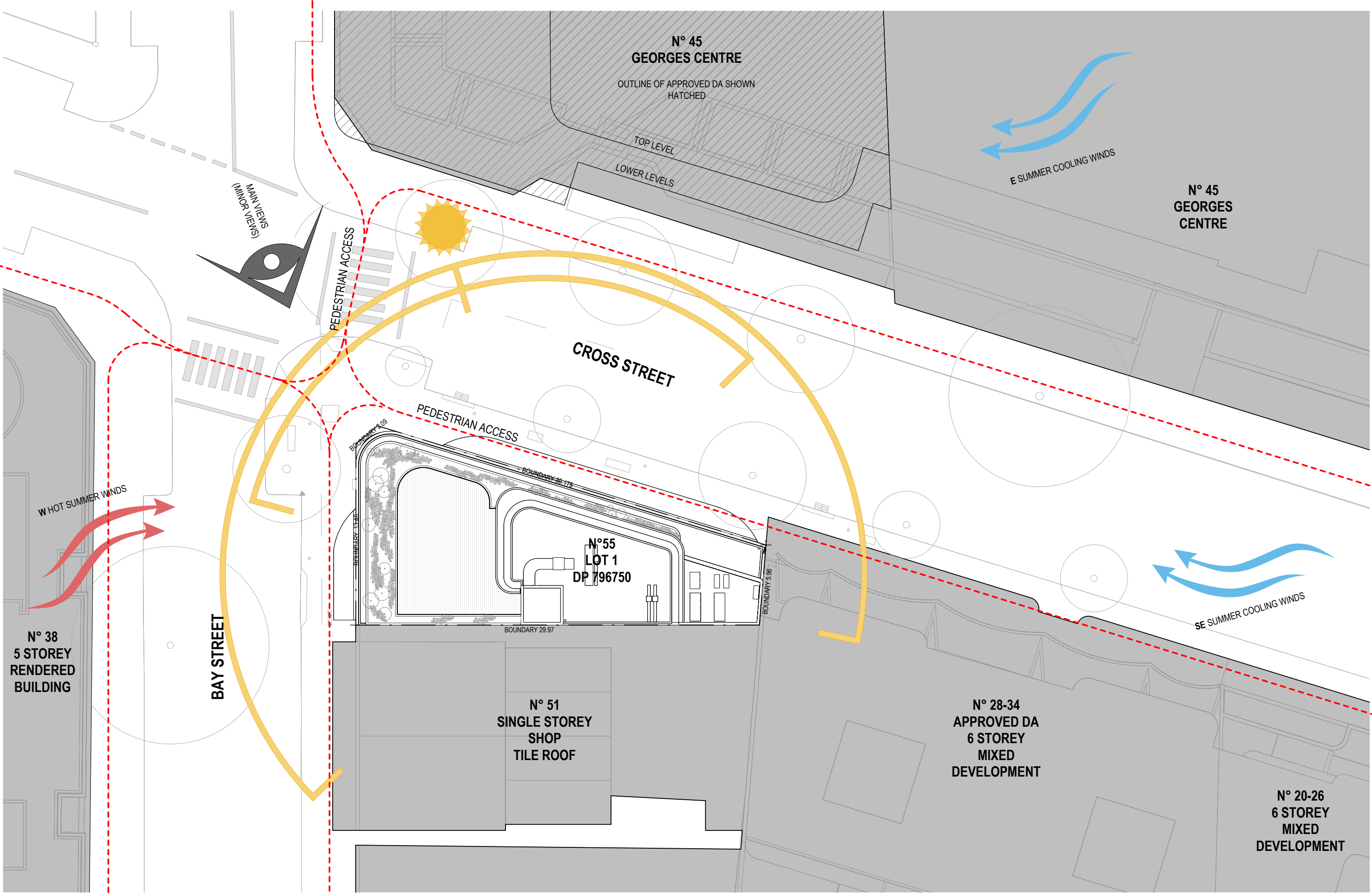
DRAWING  
SITE PLAN



Drawn: ES/LA  
Checked: BS

Scale: 1 : 250 @A3  
Date: 22/05/2023





STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097864527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO. 189  
DWG NO. DA 102  
REV C

DRAWING  
SITE ANALYSIS

Drawn: AS/LA  
Checked: BS  
Scale: As indicated @A3  
Date: 22/05/2023





ELECTROPLATED STEEL BALUSTRADES



ALUMINIUM CLADDING



ELECTRO PLATED STEEL DETAILING



BRASS DETAILING



ANODIZED ALUMINIUM BRONZE AWNING



ALUMINIUM LOUVRES



FACADE PLANT CLIMBERS

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097664527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

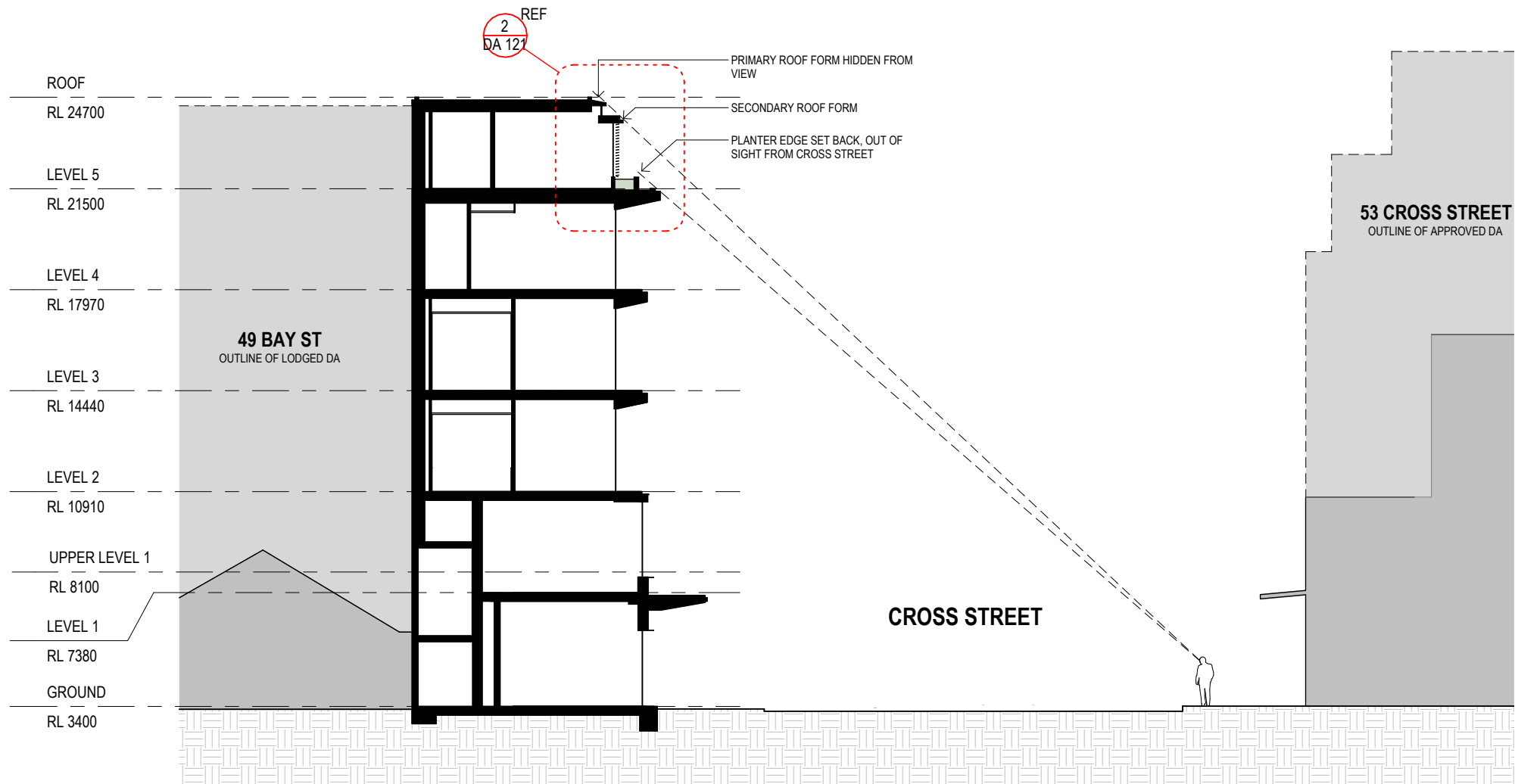
PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO. 189  
DWG NO. DA 120  
REV C

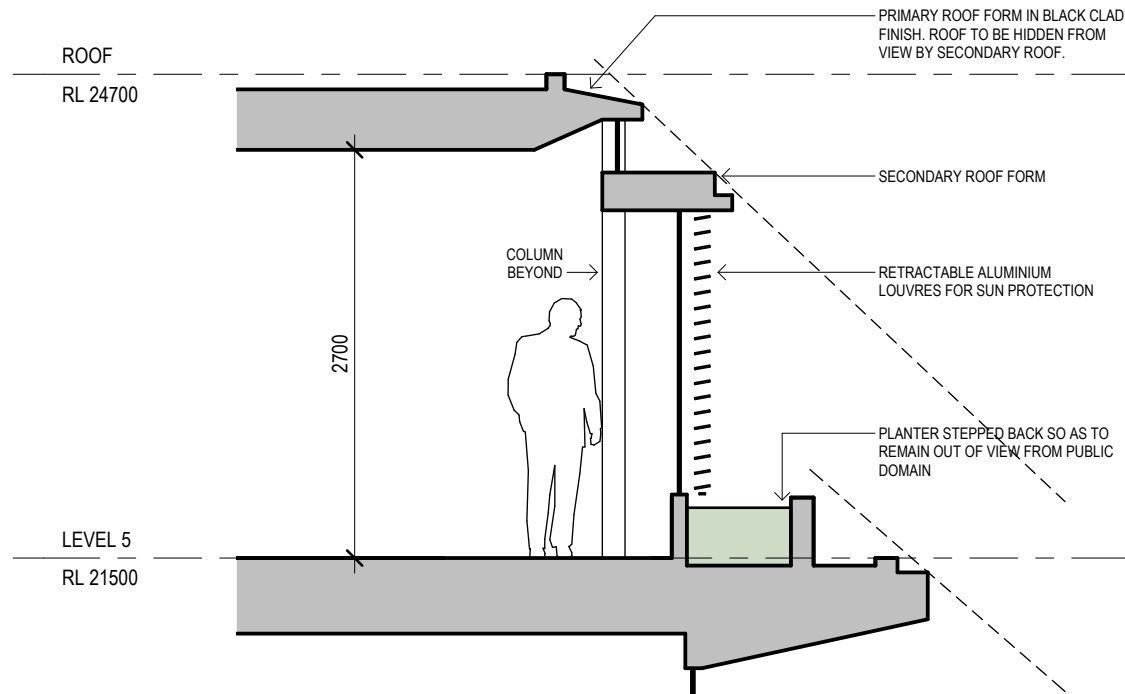
DRAWING  
MATERIAL BOARD

Drawn: AS/LA  
Checked: BS  
Scale: @A3  
Date: 22/05/2023





1 VIEW ANALYSIS - SECTION 1 : 200



2 LEVEL 5 DETAIL SECTION 1 : 50



PERSPECTIVE VIEW FROM CROSS STREET

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PREFERENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 121

REV  
C

DRAWING  
VIEW ANALYSIS

Drawn: Author Scale: As indicated @A3  
Checked: Checker Date: 22/05/2023





55 BAY STREET - BEFORE



55 BAY STREET - AFTER

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097664527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 122

REV  
C

DRAWING  
PHOTO MONTAGE

Drawn: ES/LA  
Checked: BS

Scale: @A3  
Date: 22/05/2023

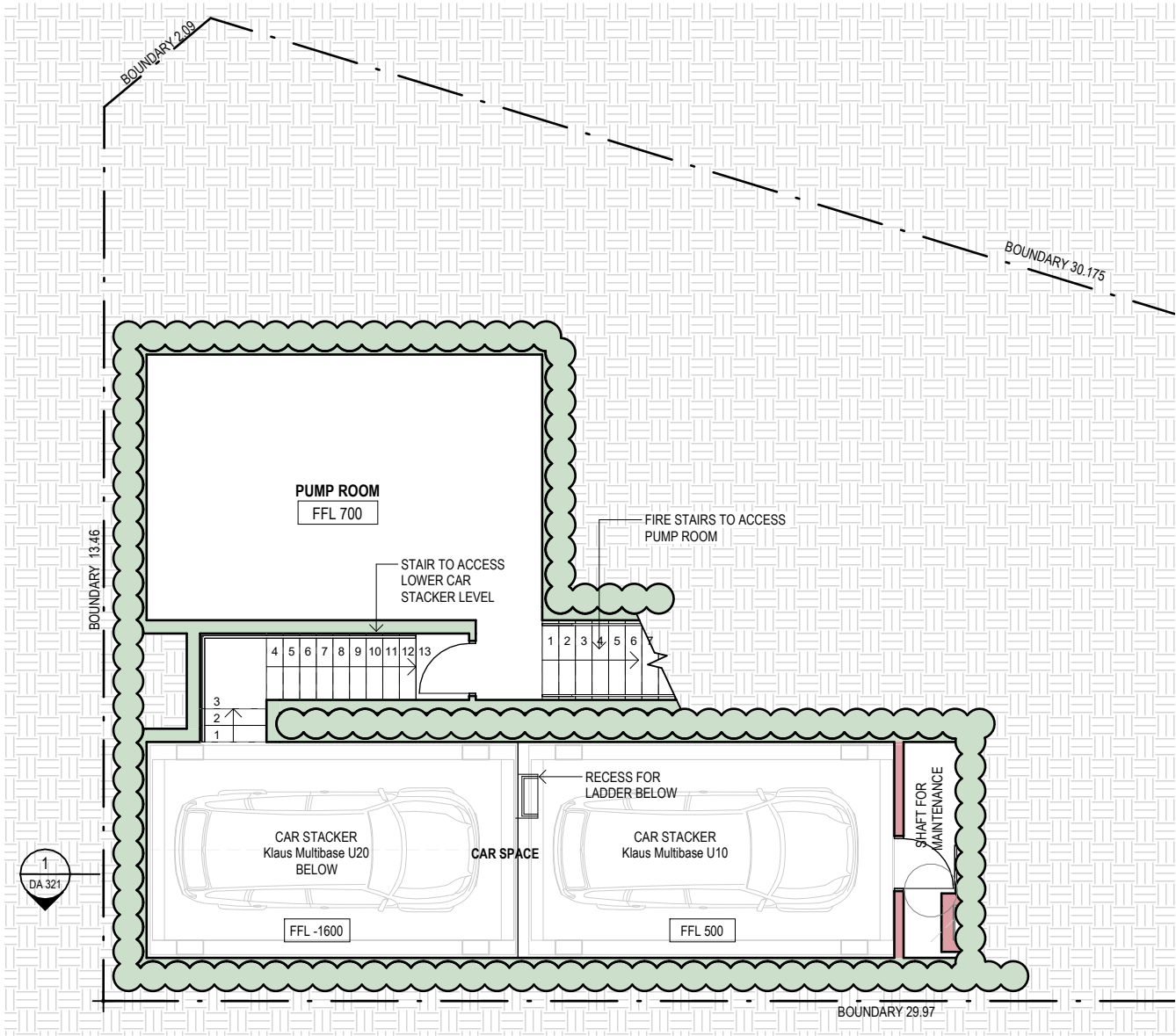


KEY

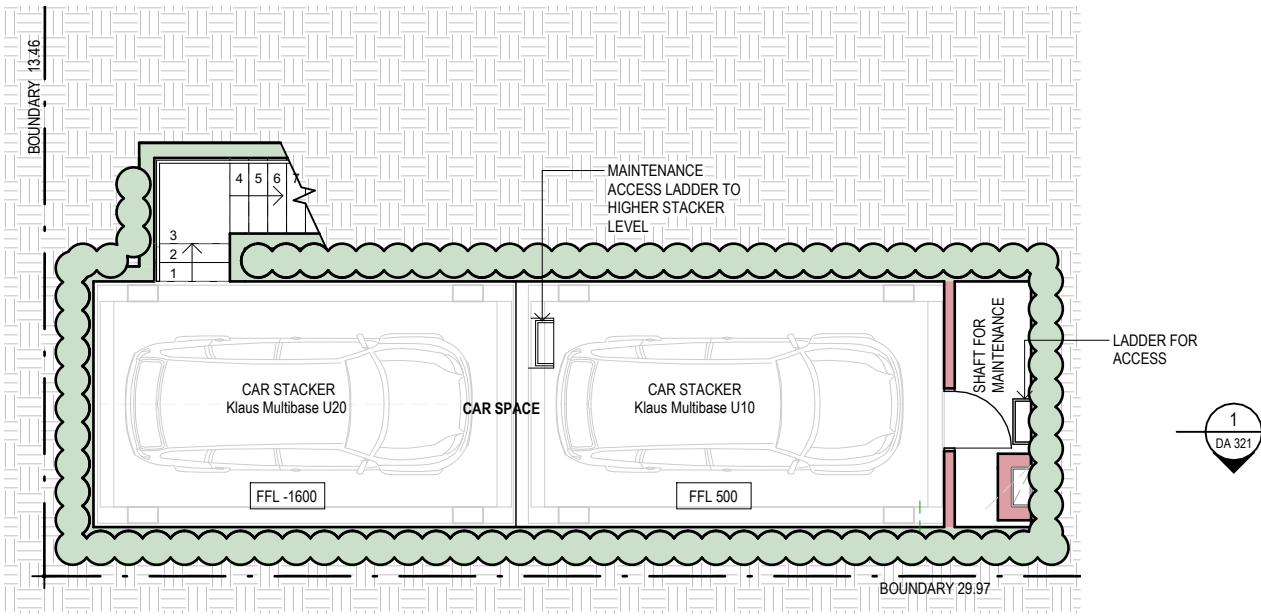
- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING

MATERIAL - LEGEND

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK/BLOCKWORK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- CONC - CONCRETE
- LIGHTWEIGHT WALLS



1 PUMP ROOM LEVEL 1:100



2 CAR STACKER LEVEL 1:100

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO. 189  
DWG NO. DA 200  
REV C

DRAWING  
BASEMENT

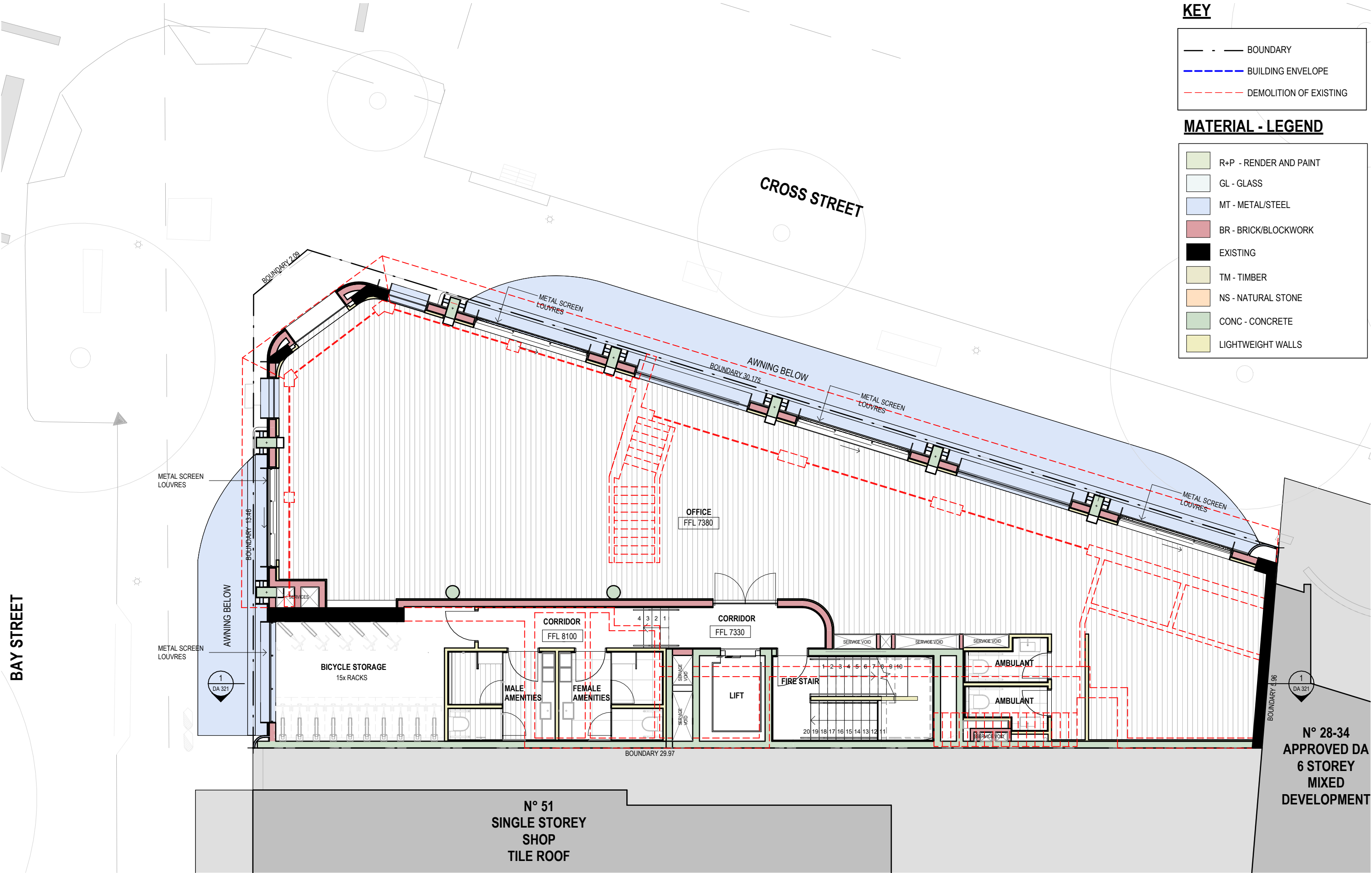


Drawn: AS/LA  
Checked: BS  
Scale: 1:100 @A3  
Date: 22/05/2023



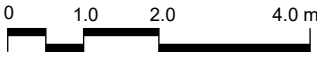






STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 202

REV  
C

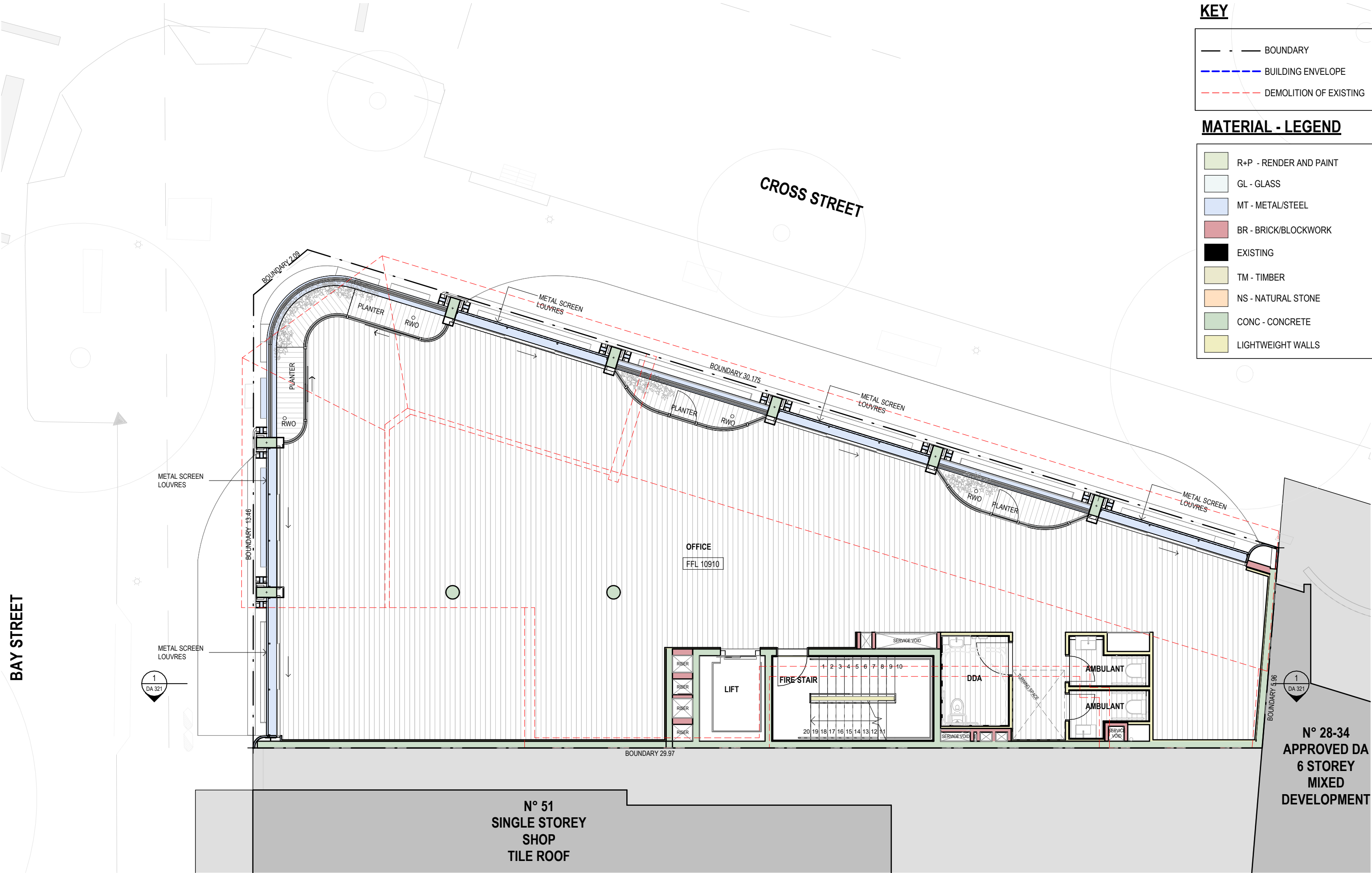
DRAWING  
LEVEL 1 FLOOR PLAN



Drawn: LA  
Checked: BS

Scale: 1:100 @A3  
Date: 22/05/2023





STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 203

REV  
C

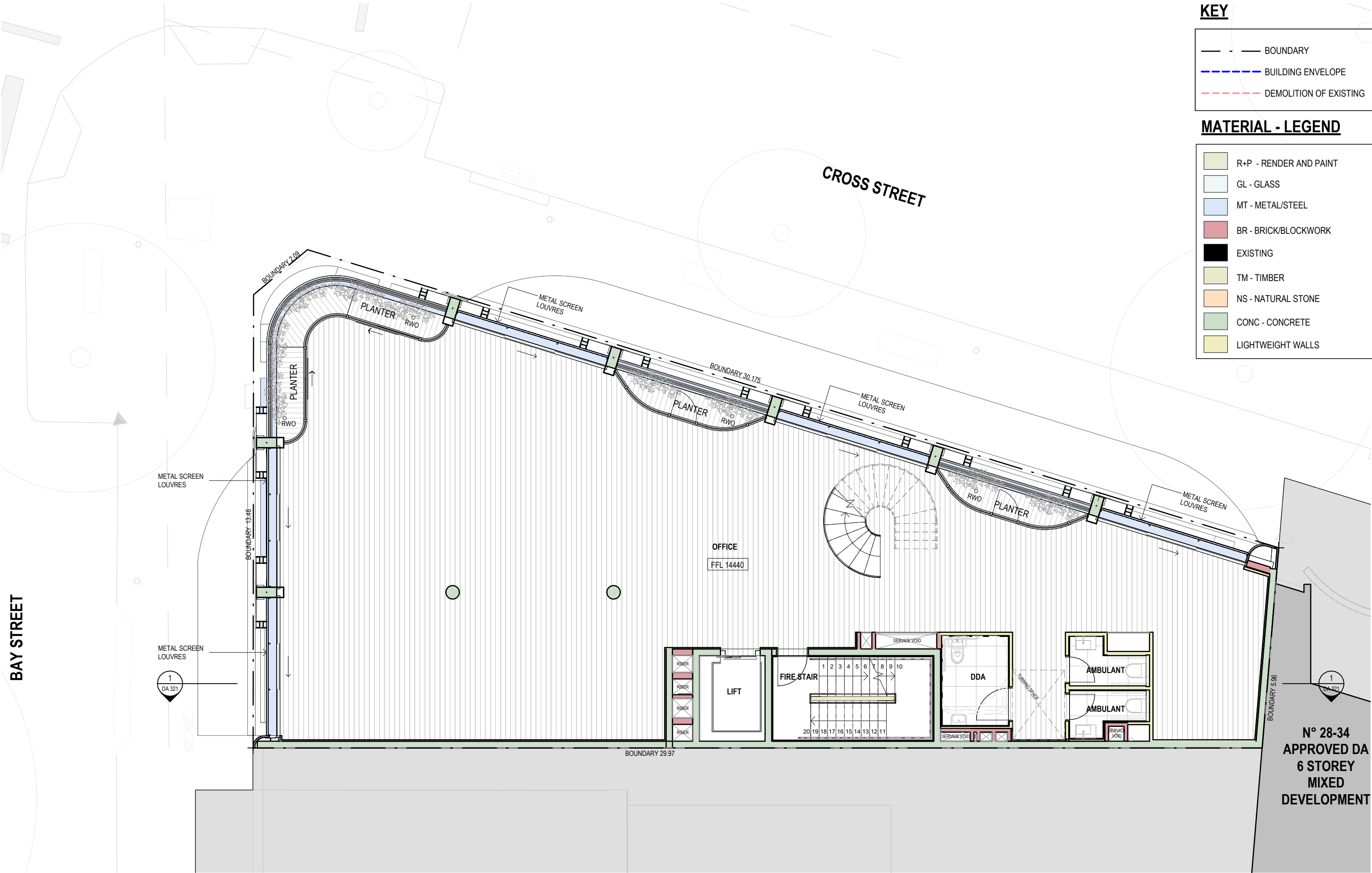
DRAWING  
LEVEL 2 FLOOR PLAN



Drawn: ES/LA  
Checked: BS

Scale: 1:100 @A3  
Date: 22/05/2023





KEY

- - — BOUNDARY
- - - - - BUILDING ENVELOPE
- - - - - DEMOLITION OF EXISTING

MATERIAL - LEGEND

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK/BLOCKWORK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- CONC - CONCRETE
- LIGHTWEIGHT WALLS

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PREFERENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR, IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

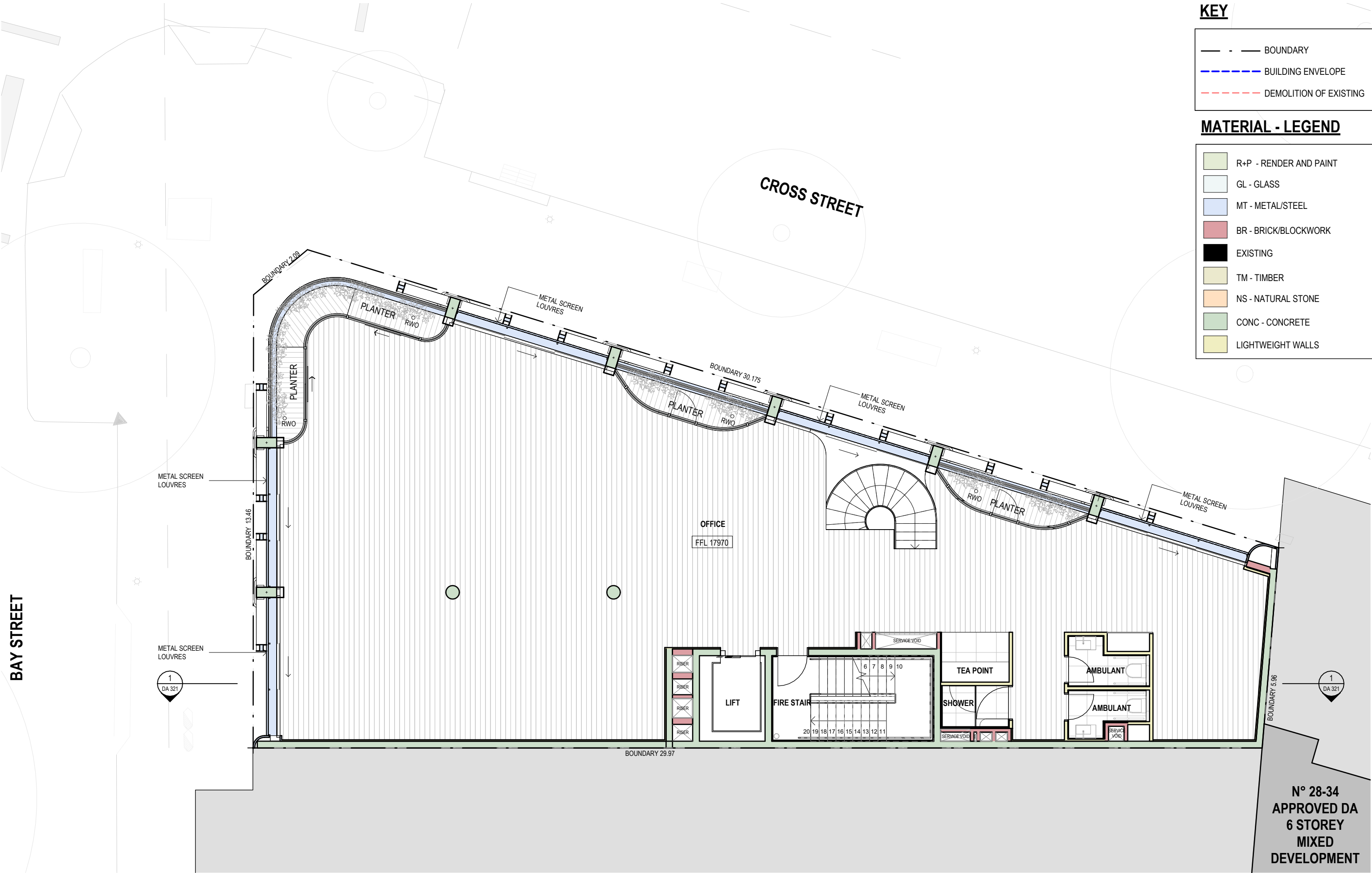
PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO. 189  
DWG NO. DA 204  
REV C

DRAWING  
LEVEL 3 FLOOR PLAN

Drawn: AS/LA  
Checked: BS  
Scale: 1:100 @A3  
Date: 22/05/2023





**KEY**

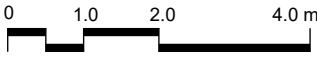
- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING

**MATERIAL - LEGEND**

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK/BLOCKWORK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- CONC - CONCRETE
- LIGHTWEIGHT WALLS

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

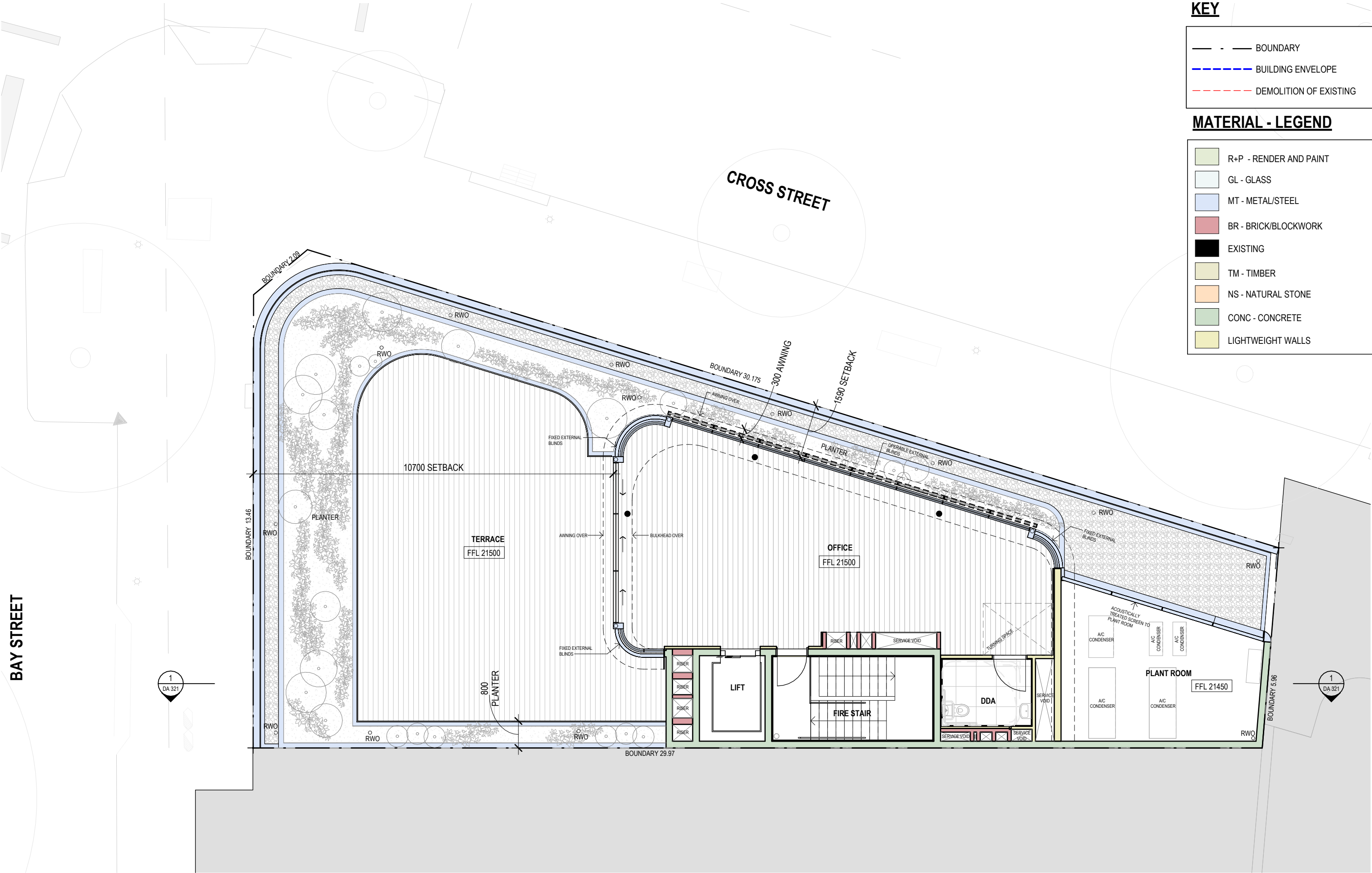
PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO. 189  
DWG NO. DA 205  
REV C

DRAWING  
LEVEL 4 FLOOR PLAN

Drawn: AS/LA  
Checked: BS  
Scale: 1:100 @A3  
Date: 22/05/2023





**KEY**

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING

**MATERIAL - LEGEND**

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK/BLOCKWORK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- CONC - CONCRETE
- LIGHTWEIGHT WALLS

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

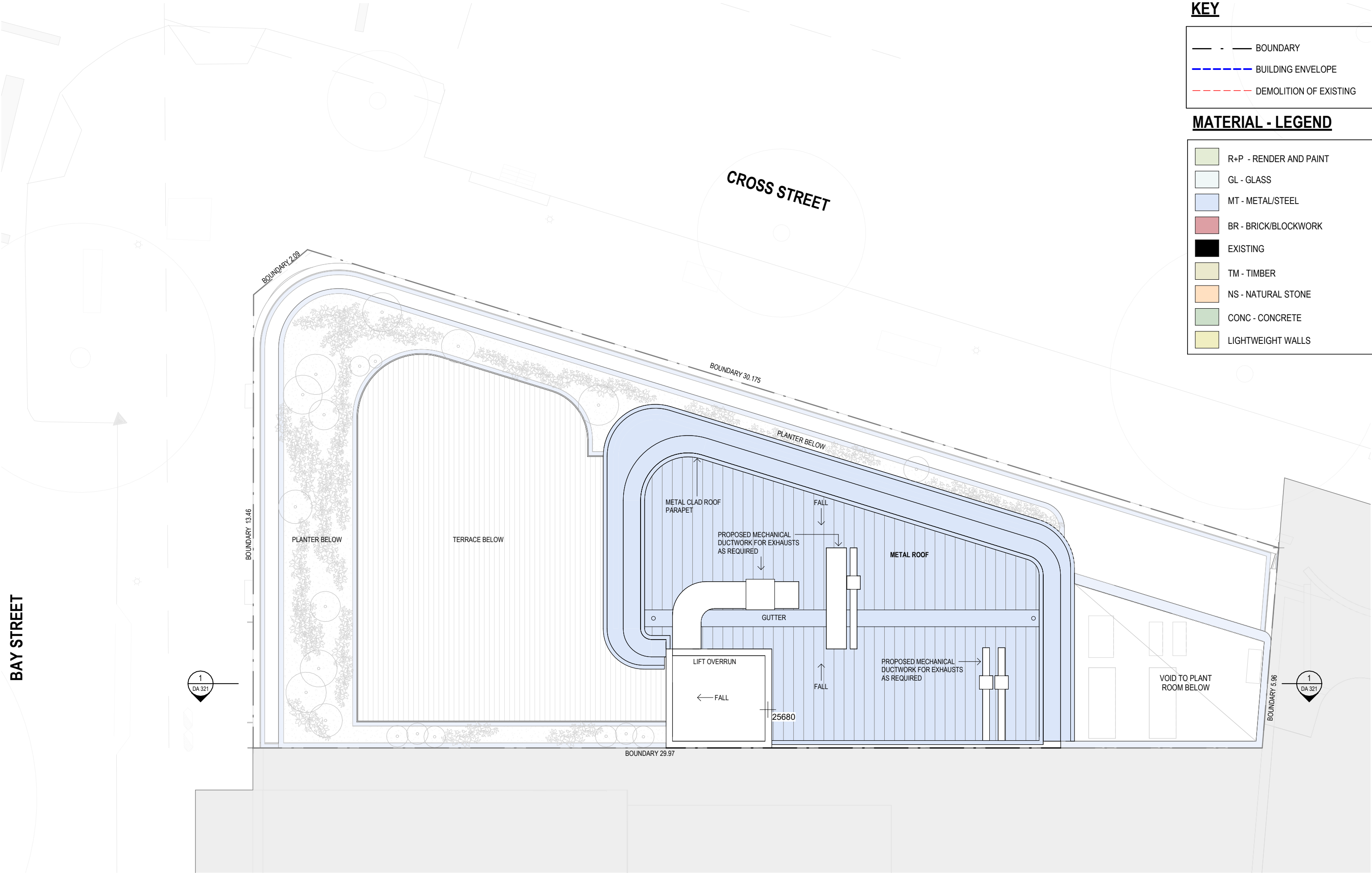
PROJECT NO. 189  
DWG NO. DA 206  
REV C

DRAWING  
LEVEL 5 FLOOR PLAN



Drawn: AS/LA  
Checked: BS  
Scale: 1 : 100 @A3  
Date: 22/05/2023





KEY

|  |                        |
|--|------------------------|
|  | BOUNDARY               |
|  | BUILDING ENVELOPE      |
|  | DEMOLITION OF EXISTING |

MATERIAL - LEGEND

|  |                        |
|--|------------------------|
|  | R+P - RENDER AND PAINT |
|  | GL - GLASS             |
|  | MT - METAL/STEEL       |
|  | BR - BRICK/BLOCKWORK   |
|  | EXISTING               |
|  | TM - TIMBER            |
|  | NS - NATURAL STONE     |
|  | CONC - CONCRETE        |
|  | LIGHTWEIGHT WALLS      |

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PREFERENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO. 189  
DWG NO. DA 207  
REV C

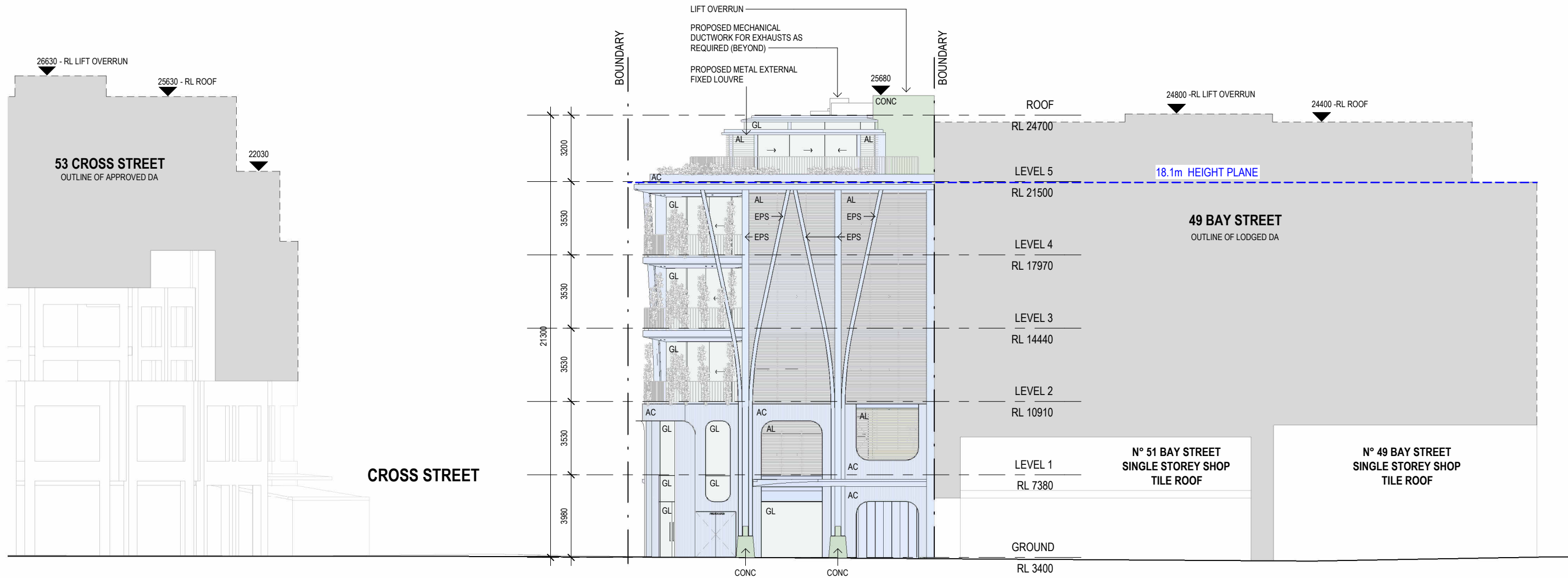
DRAWING  
ROOF PLAN



Drawn: AS/LA  
Checked: BS  
Scale: 1 : 100 @A3  
Date: 22/05/2023







1 WEST ELEVATION  
1 : 200

MATERIAL - LEGEND

|                          |                            |
|--------------------------|----------------------------|
| R+P - RENDER AND PAINT   | AC - ALUMINIUM CLADDING    |
| GL - GLASS               | EPS - ELECTRO PLATED STEEL |
| MT - METAL/STEEL         | AL - ALUMINIUM LOUVRE      |
| BR - BRICK/BLOCKWORK     | AC - ALUMINIUM CLADDING    |
| EXISTING                 |                            |
| TM - TIMBER              |                            |
| NS - NATURAL STONE       |                            |
| CONC - CONCRETE          |                            |
| INTERNAL PLASTERED WALLS |                            |

KEY

|      |                        |
|------|------------------------|
| ---  | BOUNDARY               |
| ---- | BUILDING ENVELOPE      |
| ---- | DEMOLITION OF EXISTING |

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 302

REV  
C

DRAWING  
WEST ELEVATION

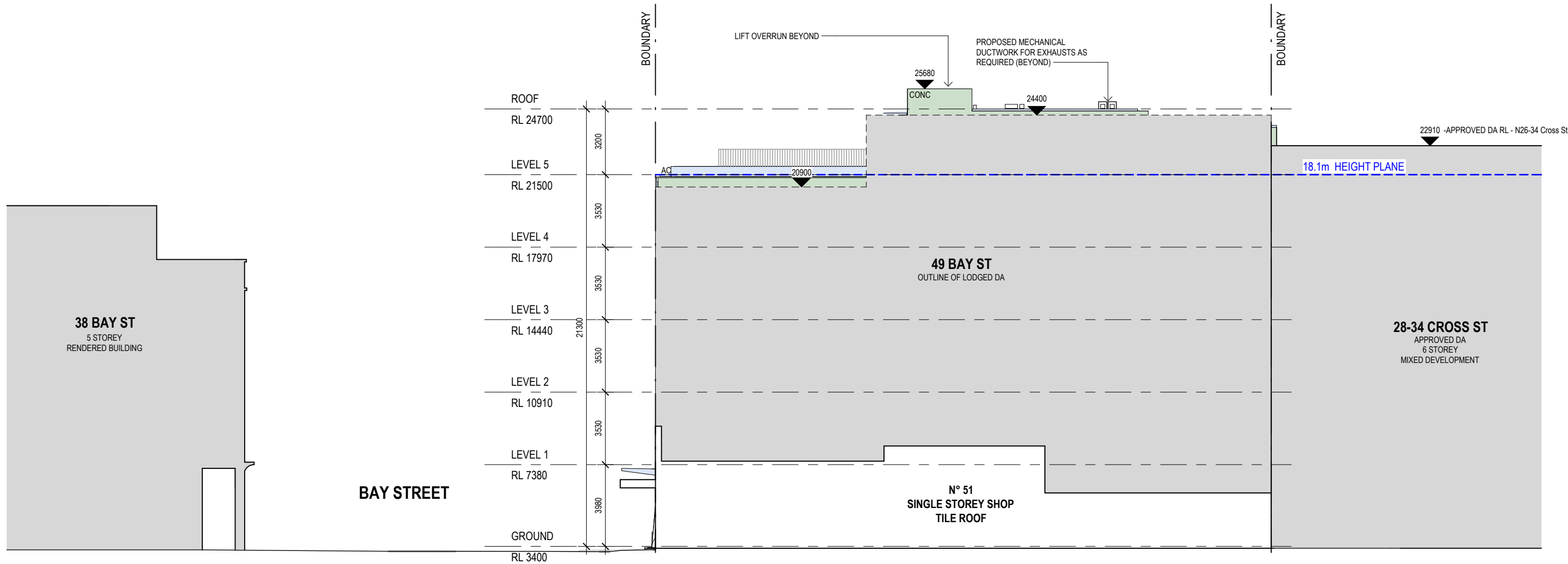
Drawn: AS/LA  
Checked: BS

Scale: As indicated @A3  
Date: 22/05/2023

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011





1 SOUTH ELEVATION  
1 : 200

MATERIAL - LEGEND

|                          |                            |
|--------------------------|----------------------------|
| R+P - RENDER AND PAINT   | AC - ALUMINIUM CLADDING    |
| GL - GLASS               | EPS - ELECTRO PLATED STEEL |
| MT - METAL/STEEL         | AL - ALUMINIUM LOUVRE      |
| BR - BRICK/BLOCKWORK     | AC - ALUMINIUM CLADDING    |
| EXISTING                 |                            |
| TM - TIMBER              |                            |
| NS - NATURAL STONE       |                            |
| CONC - CONCRETE          |                            |
| INTERNAL PLASTERED WALLS |                            |

KEY

|       |                        |
|-------|------------------------|
| — - — | BOUNDARY               |
| ----  | BUILDING ENVELOPE      |
| ----  | DEMOLITION OF EXISTING |

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO.  
189

DWG NO.  
DA 303

REV  
C

DRAWING  
SOUTH ELEVATION

Drawn: AS/LA  
Checked: BS

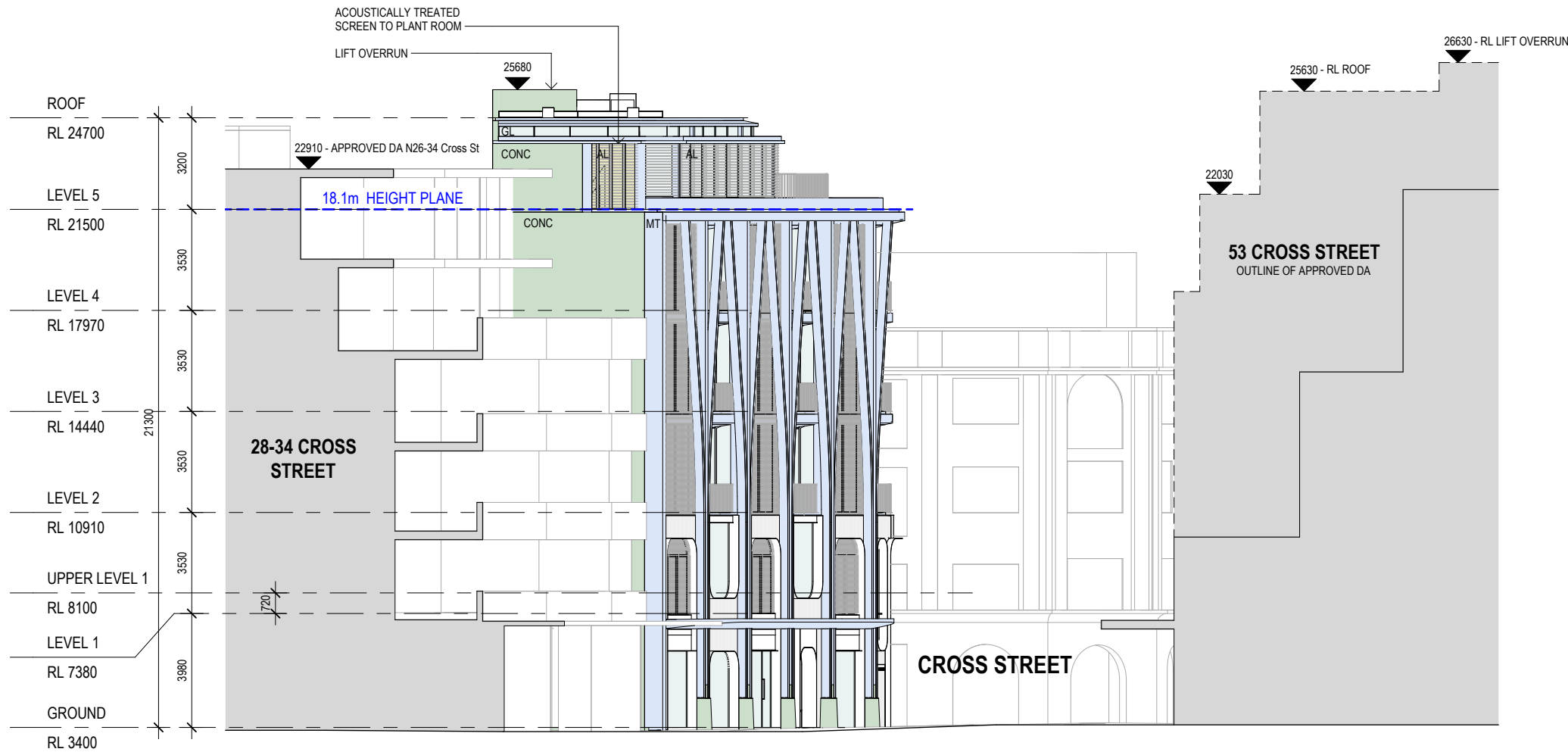
Scale: As indicated @A3  
Date: 22/05/2023

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011







1 EAST ELEVATION 1 : 200

### KEY

|      |                        |
|------|------------------------|
| ---  | BOUNDARY               |
| ---- | BUILDING ENVELOPE      |
| ---- | DEMOLITION OF EXISTING |

### MATERIAL - LEGEND

|                          |                            |
|--------------------------|----------------------------|
| R+P - RENDER AND PAINT   | AC - ALUMINIUM CLADDING    |
| GL - GLASS               | EPS - ELECTRO PLATED STEEL |
| MT - METAL/STEEL         | AL - ALUMINIUM LOUVRE      |
| BR - BRICK/BLOCKWORK     | AC - ALUMINIUM CLADDING    |
| EXISTING                 |                            |
| TM - TIMBER              |                            |
| NS - NATURAL STONE       |                            |
| CONC - CONCRETE          |                            |
| INTERNAL PLASTERED WALLS |                            |

STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



### GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

### DEVELOPMENT APPLICATION - DRAFT

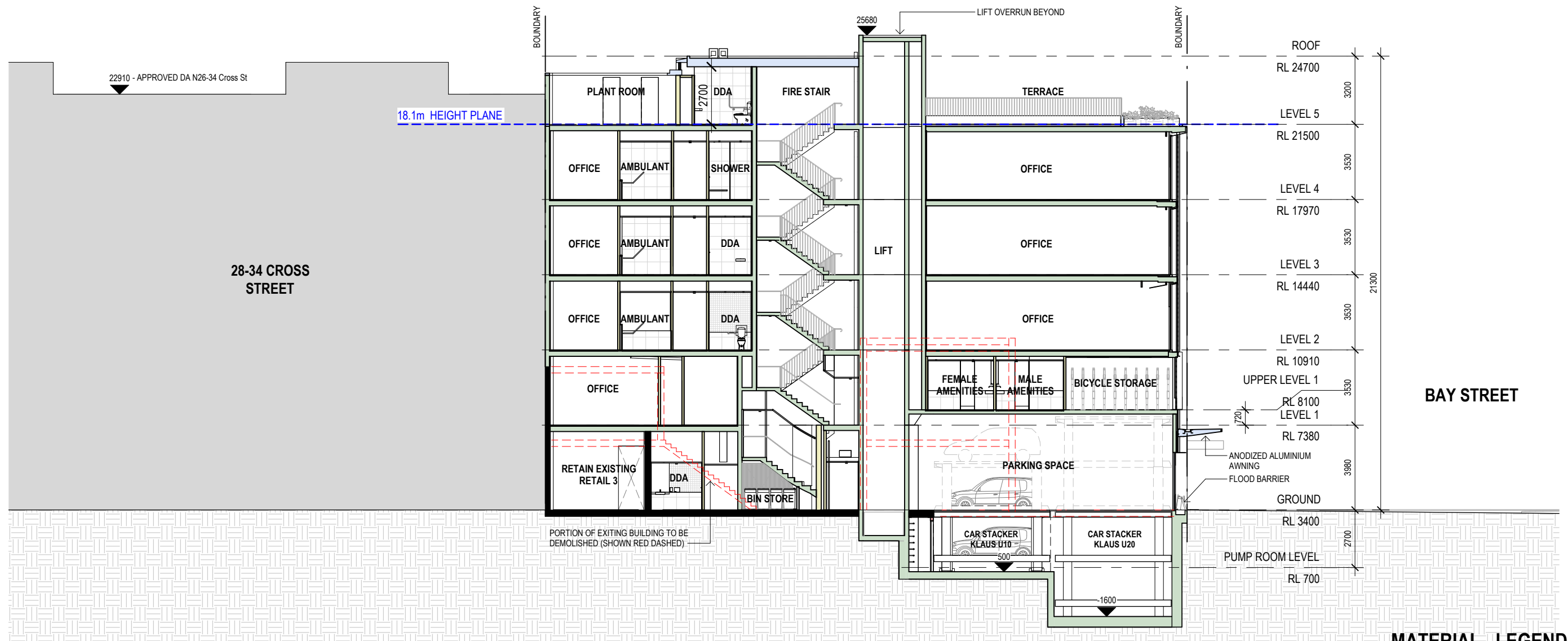
| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

PROJECT NO. 189  
DWG NO. DA 304  
REV C

DRAWING  
EAST ELEVATION

Drawn: Author  
Checked: Checker  
Scale: As indicated @A3  
Date: 22/05/2023



### MATERIAL - LEGEND

|  |                        |
|--|------------------------|
|  | R+P - RENDER AND PAINT |
|  | GL - GLASS             |
|  | MT - METAL/STEEL       |
|  | BR - BRICK/BLOCKWORK   |
|  | EXISTING               |
|  | TM - TIMBER            |
|  | NS - NATURAL STONE     |
|  | CONC - CONCRETE        |
|  | LIGHTWEIGHT WALLS      |

### KEY

|  |                        |
|--|------------------------|
|  | BOUNDARY               |
|  | BUILDING ENVELOPE      |
|  | DEMOLITION OF EXISTING |

## 1 SECTION AA

1:200

# STAFFORD

STAFFORDARCHITECTURE.COM.AU | (02) 9327 7889 | INFO@STAFFORDARCHITECTURE.COM.AU  
SUITE 307, 19A BOUNDARY ST, RUSHCUTTERS BAY, NSW 2011



### GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED, OR USED WITHOUT THE EXPRESS AUTHORITY OF BRUCE STAFFORD & ASSOCIATES PTY LTD T/A STAFFORD ARCHITECTURE. ACN 097064527 | NOM. ARCHITECT: BRUCE MICHAEL BERESFORD STAFFORD - NSW ARCHITECTS REG. NO. 7155

### DEVELOPMENT APPLICATION - DRAFT

| DATE       | REV | AMENDMENT               |
|------------|-----|-------------------------|
| 18/08/2022 | A   | DA SUBMISSION           |
| 18/04/2023 | B   | DA SUBMISSION (AMENDED) |
| 22/05/2023 | C   | DA SUBMISSION           |

PROJECT  
55 BAY STREET, DOUBLE BAY

DRAWING  
SECTION AA

PROJECT NO. 189  
DWG NO. DA 321  
REV C

Drawn: AS/LA  
Checked: BS  
Scale: As indicated @A3  
Date: 22/05/2023