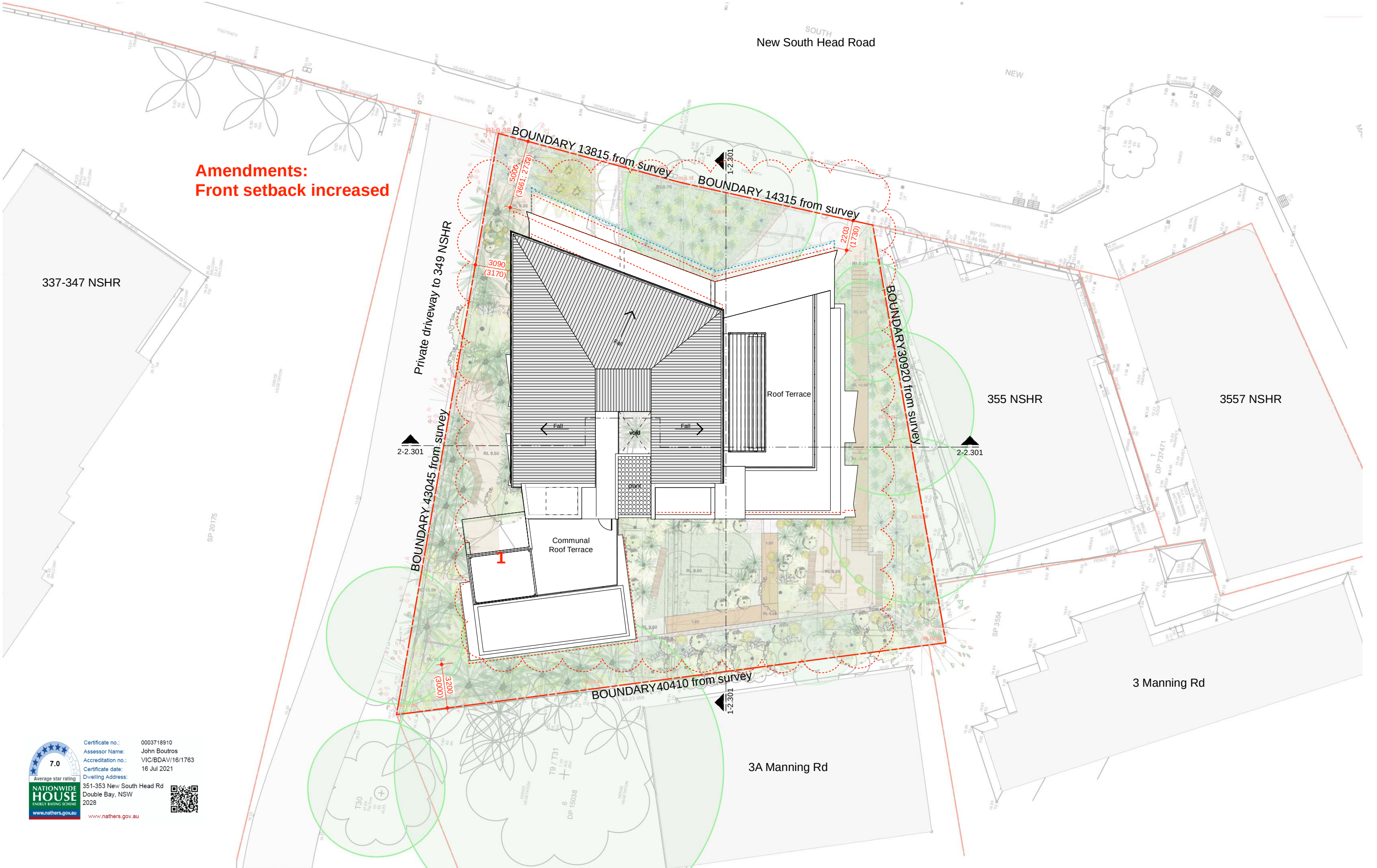




Amendments:
Front setback increased

337-347 NSHR

New South Head Road

355 NSHR

3557 NSHR

3 Manning Rd

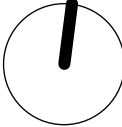
3A Manning Rd



Certificate no.: 0003718910
Assessor Name: John Boutros
Accreditation no.: VIC/BDV/16/1763
Certificate date: 16 Jul 2021
Dwelling Address: 351-353 New South Head Rd
Double Bay, NSW 2028



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	A	20/3/19	Development Application Issue	351-53 New South Head Rd Double Bay NSW 2028	Site Plan		
	B	26/11/19	Revised Development Application		JOB NO	DRAWN	SCALE
	C	4/6/20	Revised Development Application		18.41	AR/BD	1:250 @ A3
	D	14/7/21	Section 34 Agreement		DATE	CHECKED	PLOT DATE
				CLIENT	DRAWING NO.		
				Kingsford Property Developments	DA 2.100		
					REVISION		
					Sept. 18	PT	14/7/21
							D

Proposed Car Spaces:

14 spaces (incl. 2 disabled spot)
+3 stacked spaces (TBC)
17

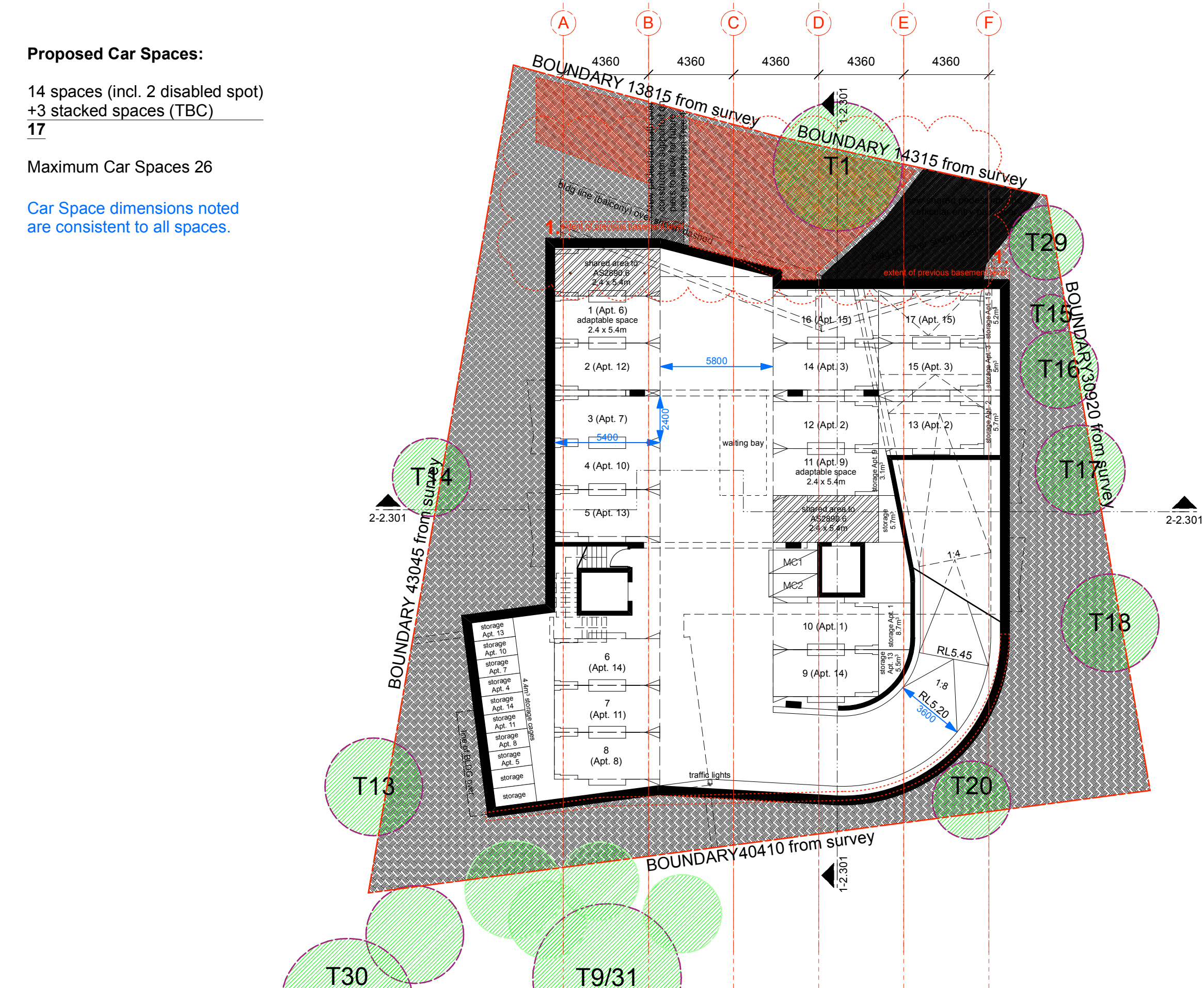
Maximum Car Spaces 26

Car Space dimensions noted
are consistent to all spaces.

Note:
1. Front setback increased

 SRZ

 potential 80m² deep soil area for tree T1



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		A	20/3/19	Development Application Issue		JOB NO	DRAWN	SCALE	DRAWING NO.
		B	4/7/19	Clarification for Council		18.41	AR/BD	1:200 @ A3	DA 2.101
		C	22/3/21	Revised for Council meeting		DATE	CHECKED	PLOT DATE	REVISION
		D	24/5/21	Issued for Section 34 conference	CLIENT Kingsford Property Developments	Sept. 18	PT	14/7/21	F
		E	18/6/21	Section 34 conference progress update					
		F	14/7/21	Section 34 Agreement					

YIELD/ UNIT MIX

	1BED	2BED	3BED
GF	1	1	-
L1	-	3	1
L2	-	3	1
L3	-	3	1
L4	-	-	1
	1	10	4

NatHERS Certificate No.: 0003718910
Specification Summary

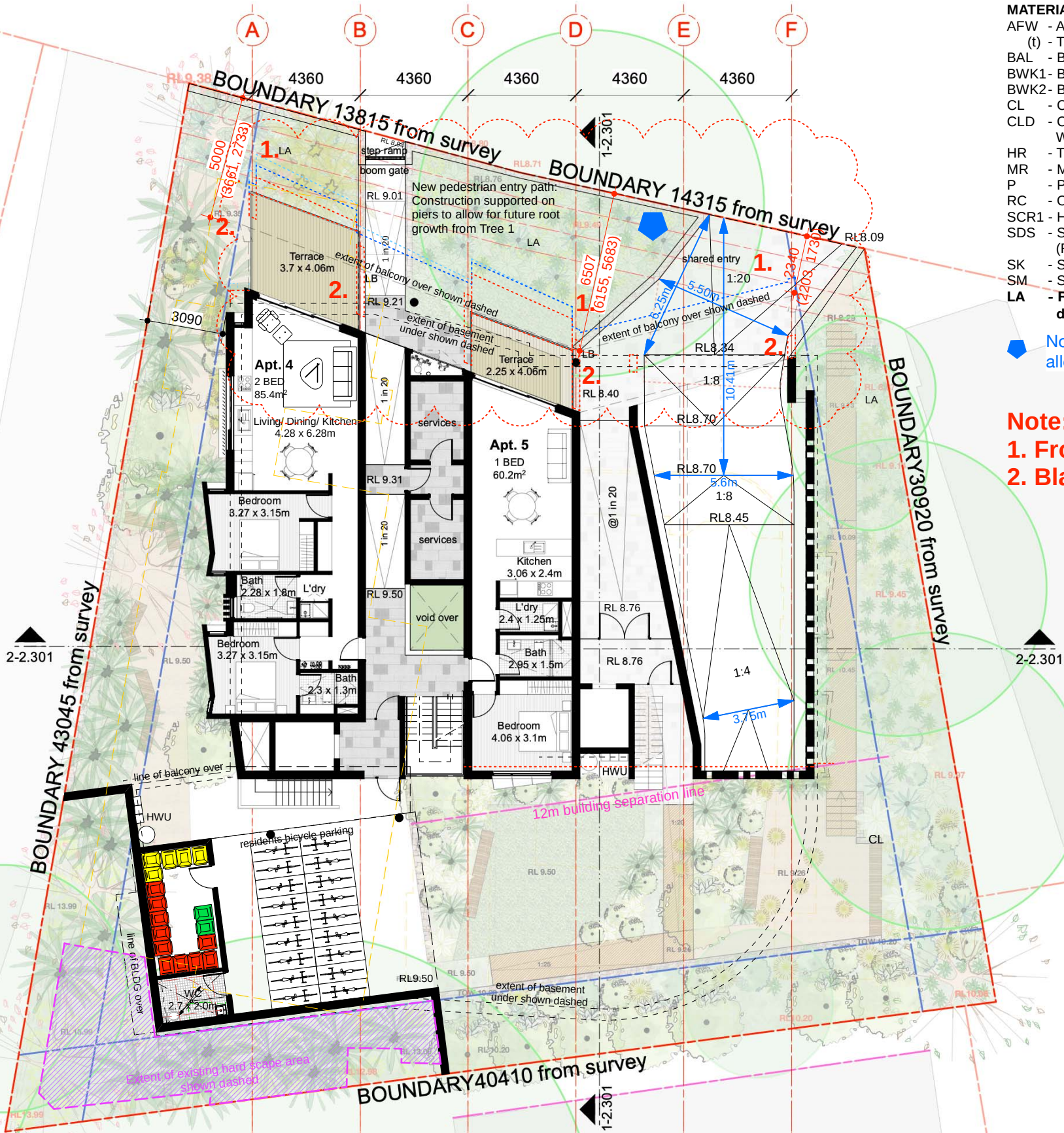
- Floor slabs:** - Concrete.
- R0.5 floor insulation to units 1, 4, 5 & 6
- Exterior walls:**
- Cavity brick
 - AirCell insulation (R1.24)
 - or, wall system of R1.60 rating.
 - Lightweight clad wall with foil + R1.2 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R1.89). As per stamped plans.
 - All external wall materials modelled with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units.
- Glazing:**
- Single clear glass, with aluminium framing modelled
- Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
- U-Value & SHGC are combined glass and frame figures.**
- Ceiling:**
- R2.5 ceiling insulation to all ceilings to metal & concrete roofs.
 - Modelled with sealed wet area exhaust fans.
- Roof:**
- Metal roof (with foil under) modelled with default medium colour finishes.

Please refer to NatHERS individual certificates no. 0003718910 for further details.

- MATERIALS LEGEND**
- AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
(t) - TRANSLUCENT GLAZING
BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELSTIAN) or similar
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CLD - CLADDING, CEMINTEL SURROUND, WHITEISH-BASE FC CLADDING
HR - TIMBER HANDRAIL
MR - METAL ROOF SHEET (TO BASIX)
P - PERGOLA
RC - OFF FORM REINFORCED CONCRETE
SCR1 - HORIZONTAL GLAZED LOUVERED SCREEN
SDS - SANDSTONE WALL (REPAIR AND REBUILD EXISTING)
SK - SKYLIGHT
SM - STEEL MESH (STAINLESS STEEL)
LA - Refer to Landscapes Architect's drawings for detailed Landscape design

Note: garden wall to be maximum 600m high to allow for sight lines from exiting vehicles

Note:
1. Front setback increased
2. Blade walls and columns removed



7.0

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0003718910

Assessor Name: John Boutros

Accreditation no.: VIC/BDV/16/1763

Certificate date: 16 Jul 2021

Dwelling Address: 351-353 New South Head Rd Double Bay, NSW 2028

ARCHITECTS:

hill thalis

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Sydney NSW 2020 Australia
T 61 2 9211 6276 F 61 2 9281 3173
E admin@hillthalis.com.au www.hillthalis.com.au
Nominated Architects: Philip Thalis #6780 Sarah Hill #5285

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REV

B

C

D

E

F

G

DATE

4/7/19

26/11/19

22/3/21

24/5/21

18/6/21

14/7/21

AMENDMENT

Clarification for Council

Revised Development Application

Revised for Council meeting

Issued for Section 34 conference

Section 34 conference progress update

Section 34 Agreement

PROJECT

351-53 New South Head Rd

Double Bay NSW 2028

CLIENT

Kingsford Property Developments

DRAWING TITLE

Ground Floor Plan

JOB NO

18.41

DRAWN

AR/BD

SCALE

1:200 @ A3

DRAWING NO.

DA 2.102

DATE

Sept. 18

CHECKED

PT

PLOT DATE

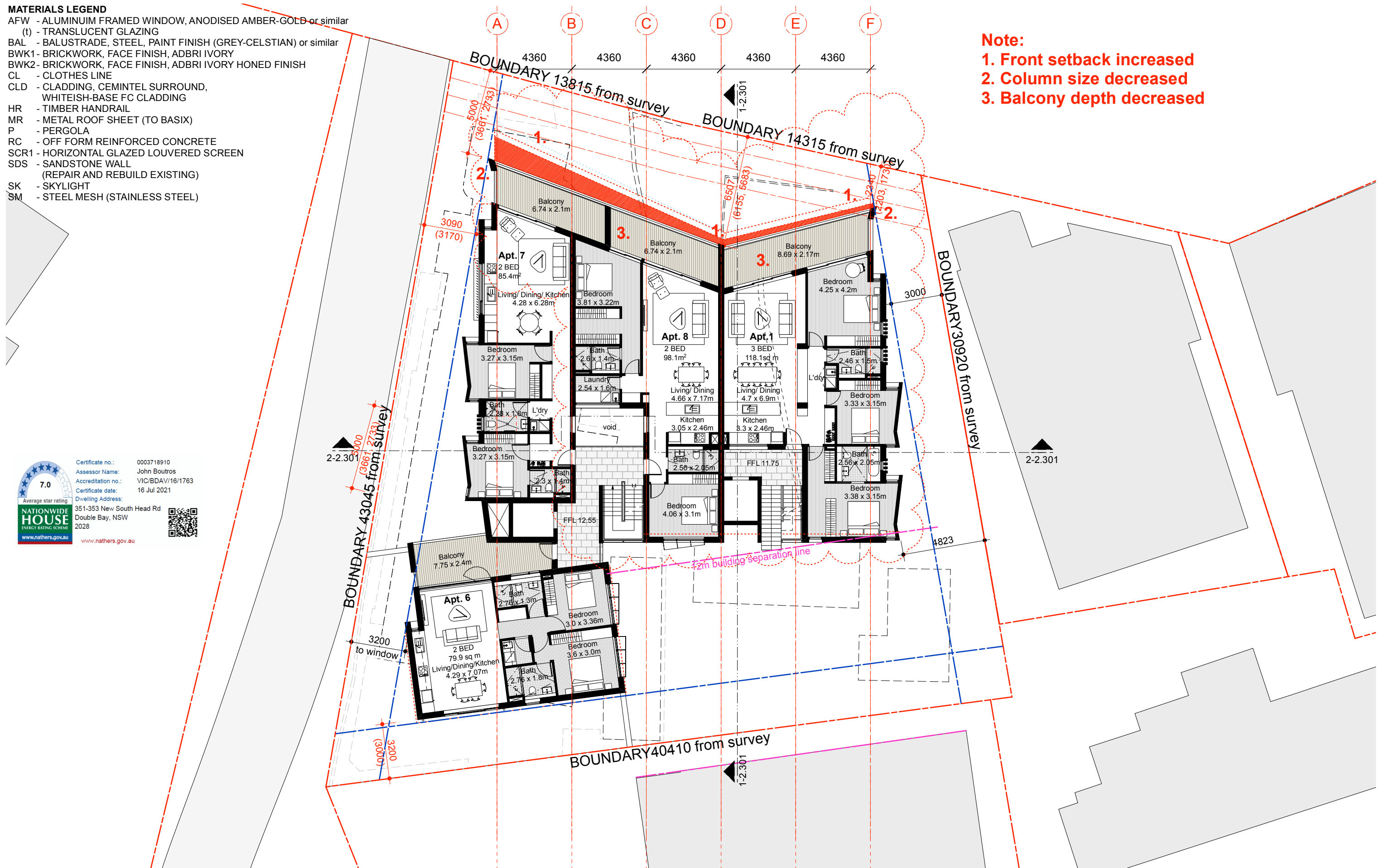
16/7/21

REVISION

G

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(REPAIR AND REBUILD EXISTING)
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 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au	Certificate no.: 0003718910 Assessor Name: John Boutros Accreditation no: VIC/BD4/16/1763 Certificate date: 16 Jul 2021 Dwelling Address: 351-353 New South Head Rd Double Bay, NSW 2028	
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ARCHITECTS:

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Unit 6/66, Kew VIC 3102 Australia
Tel 9211 4274, Fax 9281 3171
E info@hillthalis.com.au www.hillthalis.com.au
Nominated Architects: Philip Thalis #6780 Sarah Hill #6385

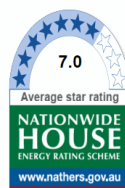
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A	20/3/19	Development Application Issue
B	26/11/19	Revised Development Application
C	24/5/21	Issued for Section 34 conference
D	18/6/21	Section 34 conference progress update
E	14/7/21	Section 34 Agreement

PROJECT	351-53 New South Head Rd Double Bay NSW 2028
CLIENT	Kingsford Property Developments

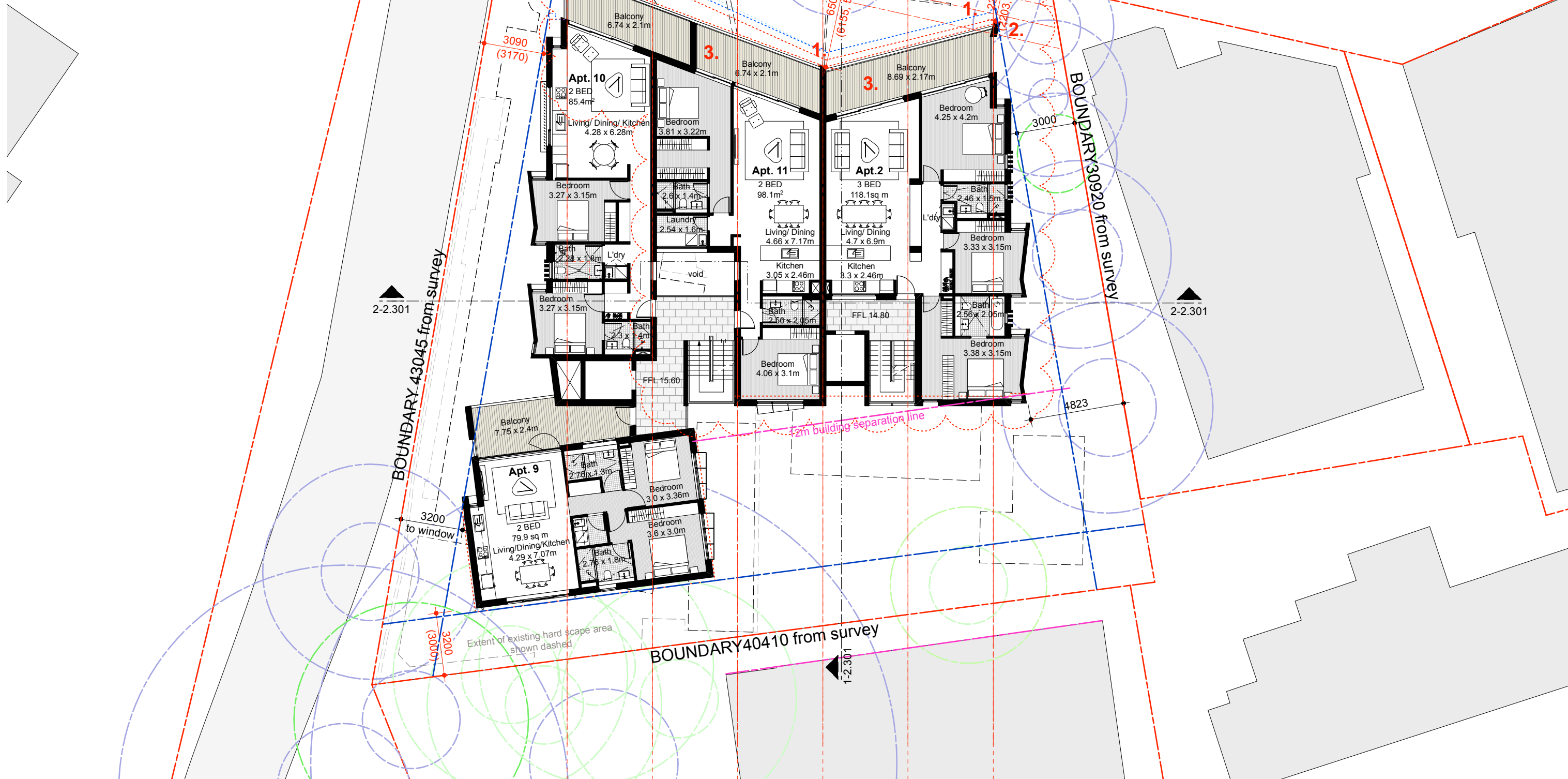
DRAWING TITLE			
Level 1 Floor Plan			
JOB NO	DRAWN	SCALE	DRAWING NO.
18.41	AR/BD	1:200 @ A3	DA 2.103
DATE	CHECKED	PLOT DATE	REVISION
Sept. 18	PT	14/7/21	E

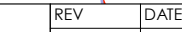


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Assessor Name: John Boutros
Accreditation no.: VIC/BDAY/16/1763
Certificate date: 16 Jul 2021
Dwelling Address: 351-353 New South Head Rd
Double Bay, NSW 2028
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Note:
1. Front setback increased
2. Column size decreased
3. Balcony depth decreased



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Accreditation no.: VIC/BDV/16/1763
Certificate date: 16 Jul 2021
Dwelling Address: 351-353 New South Head Rd
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Note:
1. Front setback increased
2. Column size decreased
3. Balcony depth decreased



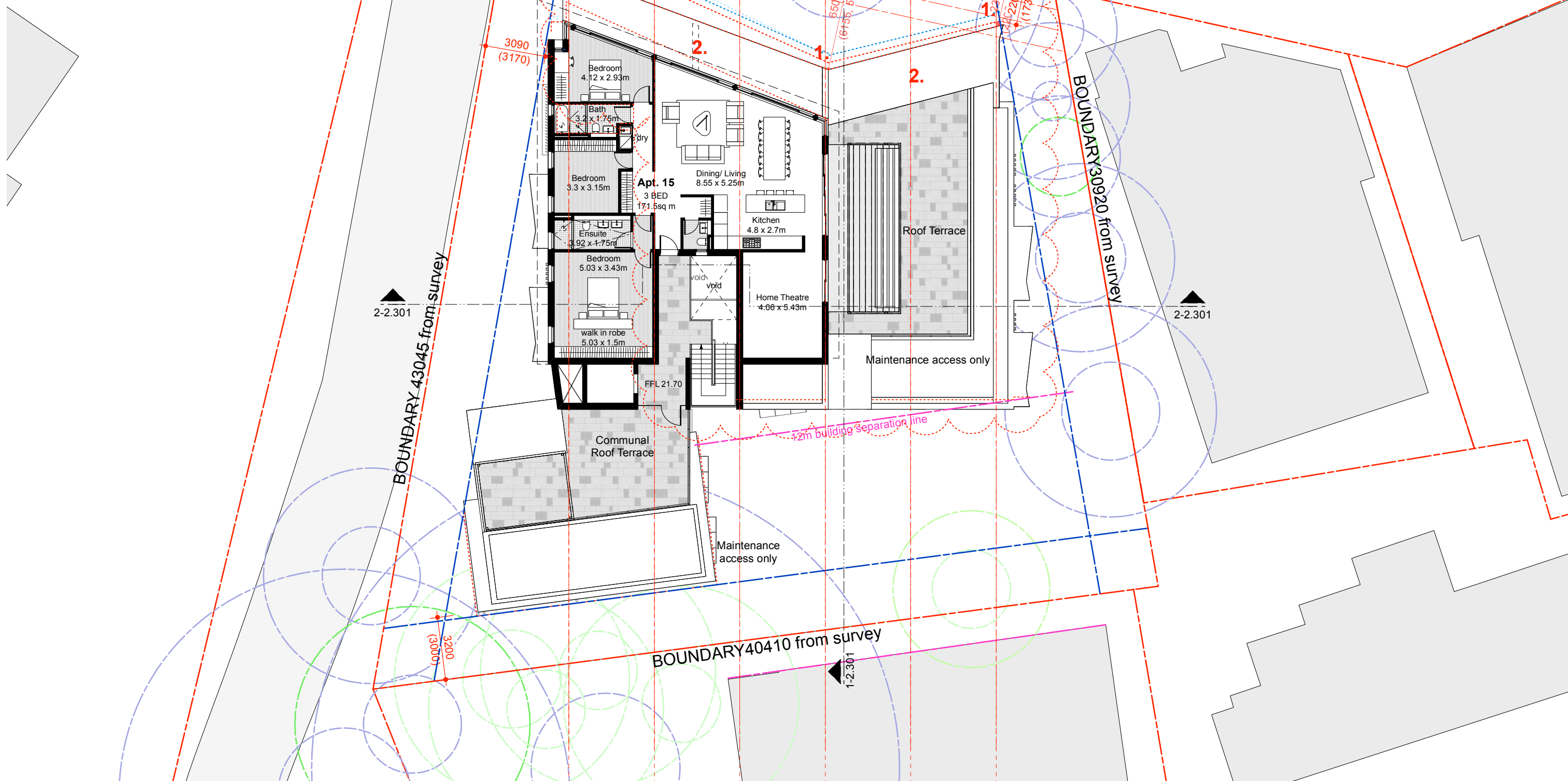
ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68-72 Wentworth Ave Sydney NSW 2010 Australia T 02 9211 4274 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalys #6780 Sarah Hill #5285 © Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or an creation vest in Hill Thalys		REV A B C D E DATE 20/3/19 26/11/19 24/4/20 24/5/21 14/7/21 AMENDMENT Development Application Issue Revised Development Application Revised Development Application Issued for Section 34 conference Section 34 Agreement	PROJECT 351-53 New South Head Rd Double Bay NSW 2028 CLIENT Kingsford Property Developments	DRAWING TITLE Level 3 Floor Plan JOB NO 18.41 DRAWN AR/BD SCALE 1:200 @ A3 DRAWING NO. DA 2.105 DATE Sept. 18 CHECKED PT PLOT DATE 14/7/21 REVISION E
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Note:

1. Front setback increased
2. Balcony cover decreased



ARCHITECTS:

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REV	DATE	AMENDMENT
A	20/3/19	Development Application Issue
B	26/11/19	Revised Development Application
C	24/4/20	Revised Development Application
D	24/5/21	Issued for Section 34 conference
E	18/6/21	Section 34 conference progress update
F	14/7/21	Section 34 Agreement

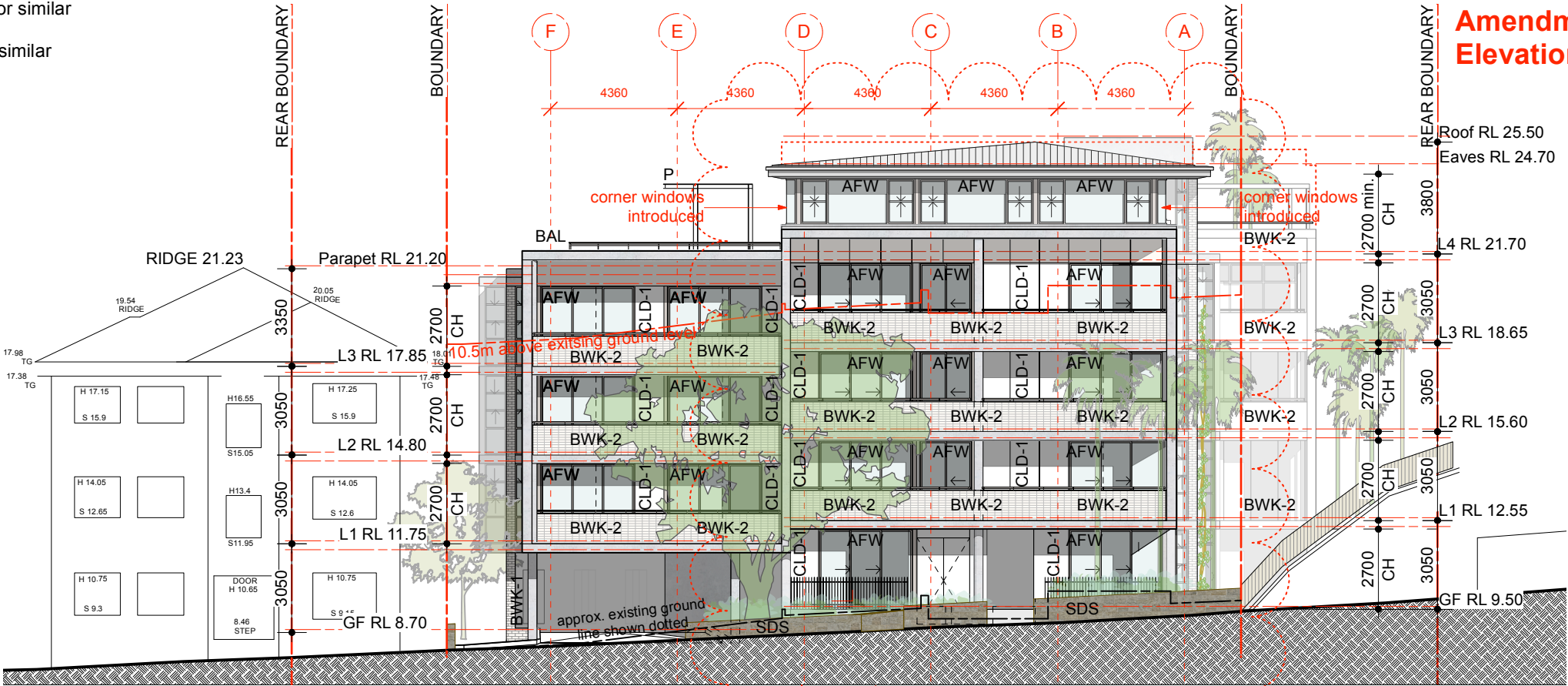
PROJECT
351-53 New South Head Rd Double Bay NSW 2028
CLIENT
Kingsford Property Developments

DRAWING TITLE				Level 4 Floor Plan	
JOB NO	DRAWN	SCALE	DRAWING NO.		
18.41	AR/BD	1:200 @ A3	DA 2.106		
DATE	CHECKED	PLOT DATE	REVISION		
Sept. 18	PT	14/7/21			

MATERIALS LEGEND

- AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
(t) - TRANSLUCENT GLAZING
BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELSTIAN) or similar
BWK1 - BRICKWORK, FACE FINISH, ADBRI IVORY
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SDS - SANDSTONE WALL (REPAIR AND REBUILD EXISTING)
SK - SKYLIGHT
SM - STEEL MESH (STAINLESS STEEL)

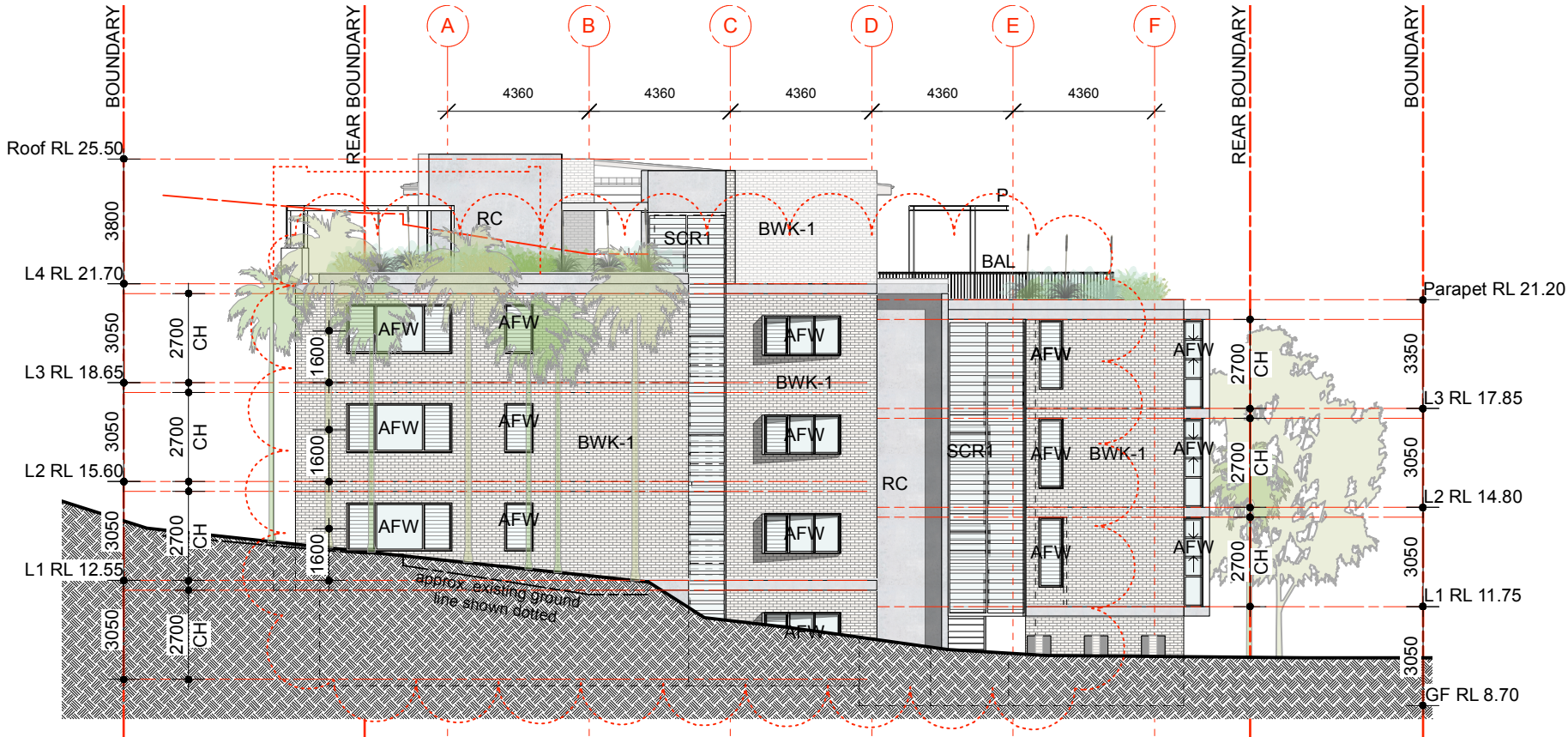
1 North Elevation
Scale: 1:200



Amendments:
Elevation modified



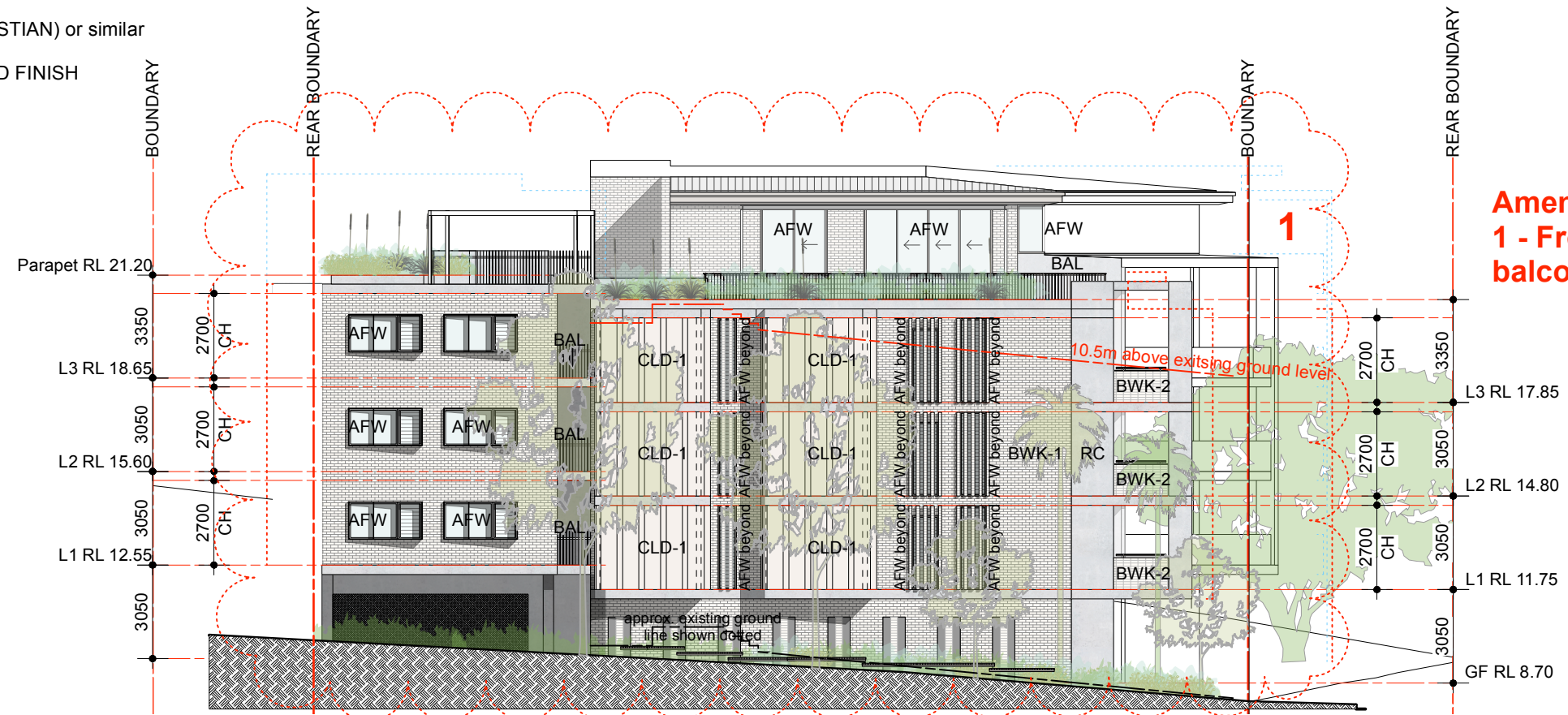
2 South Elevation
Scale: 1:200



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	B	20/3/19	Development Application Issue		CLIENT Kingsford Property Developments	ELEVATIONS			DRAWING NO.	
	C	26/11/19	Revised Development Application			JOB NO			18.41	
	D	4/6/20	Revised Development Application			DRAWN			AR/BD	
	E	24/5/21	Issued for Section 34 conference			SCALE			1:200 @ A3	
	F	18/6/21	Section 34 conference progress update			PLOT DATE			14/7/21	
	G	14/7/21	Section 34 Agreement			REVISION				
				CLIENT Kingsford Property Developments	DATE Sept. 18	CHECKED PT				G

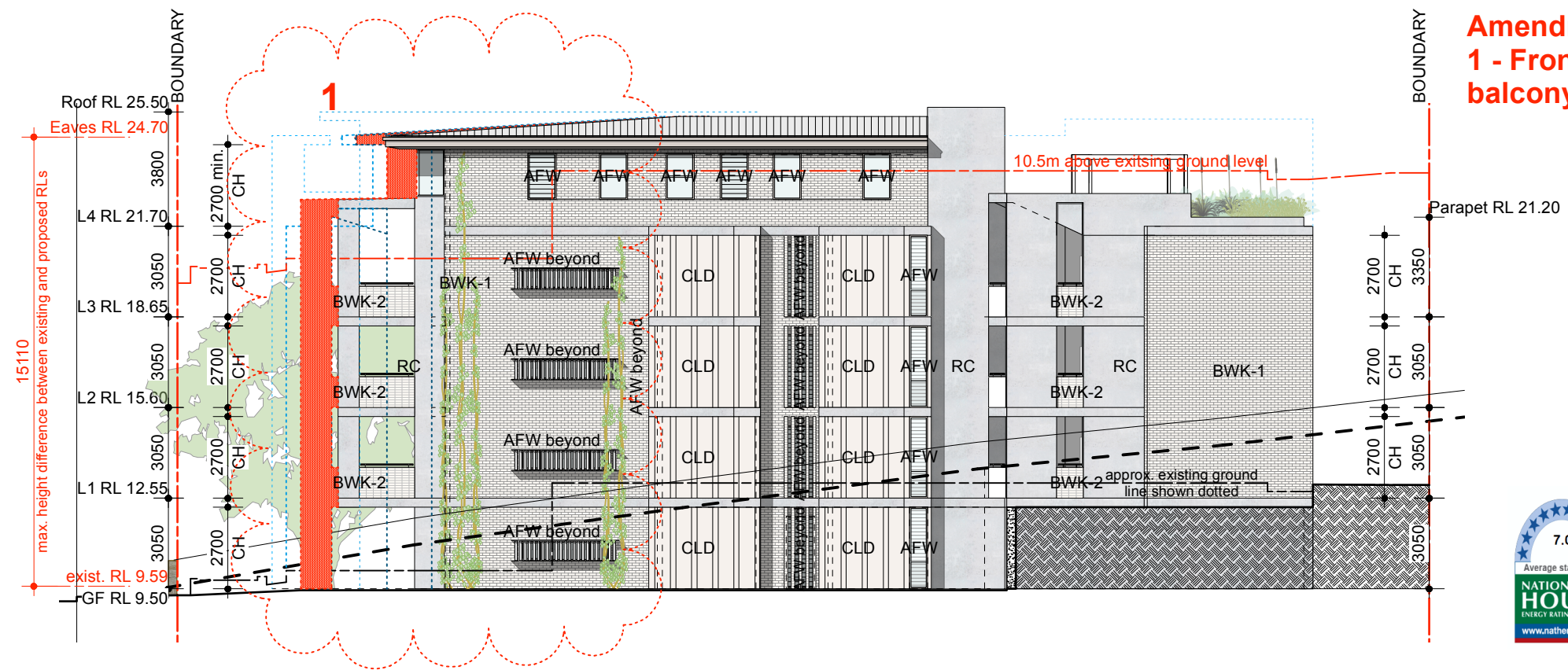
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East Elevation
Scale: 1:200



Amendments:
1 - Front setback increased,
balcony depth decreased

West Elevation
Scale: 1:200



Amendments:
1 - Front setback increased,
balcony depth decreased



Certificate no.: 0003718910
Assessor Name: John Boutros
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Certificate date: 16 Jul 2021
Dwelling Address:
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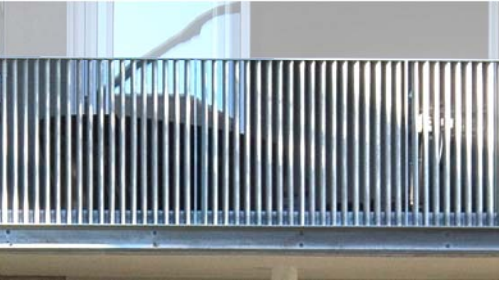


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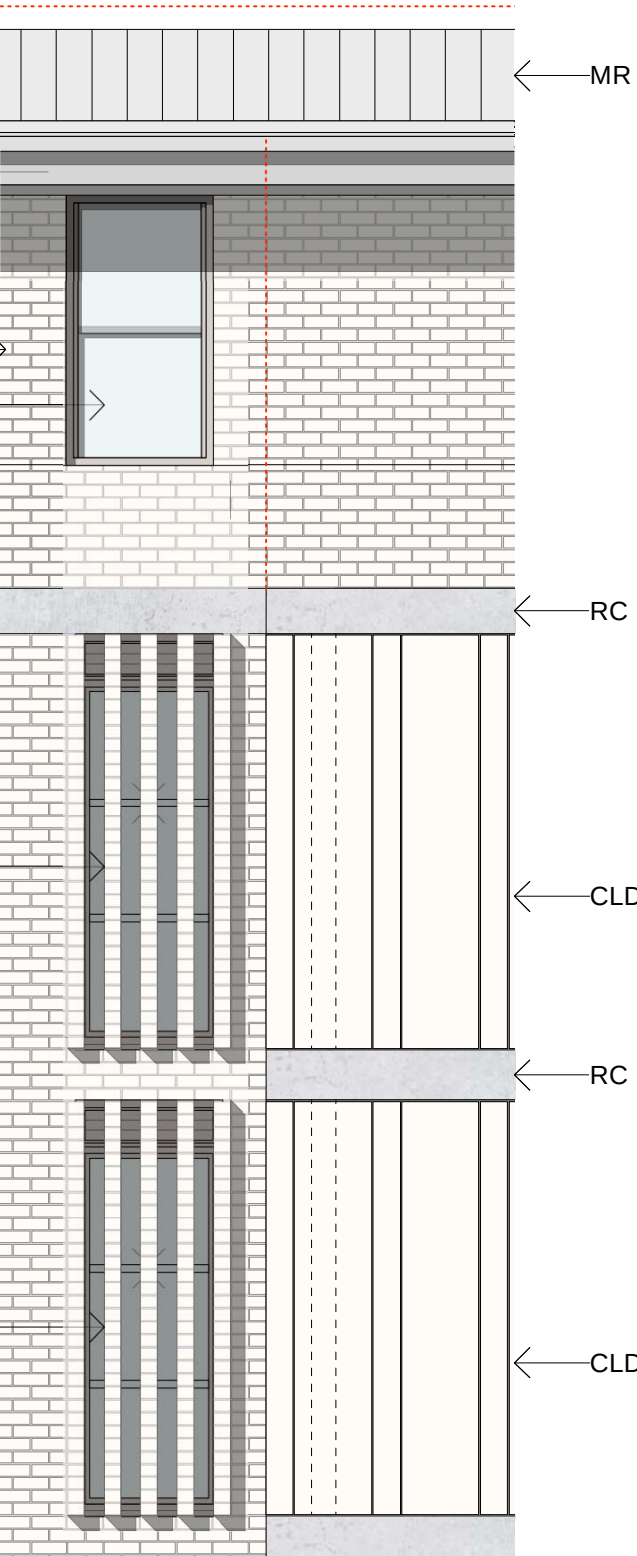
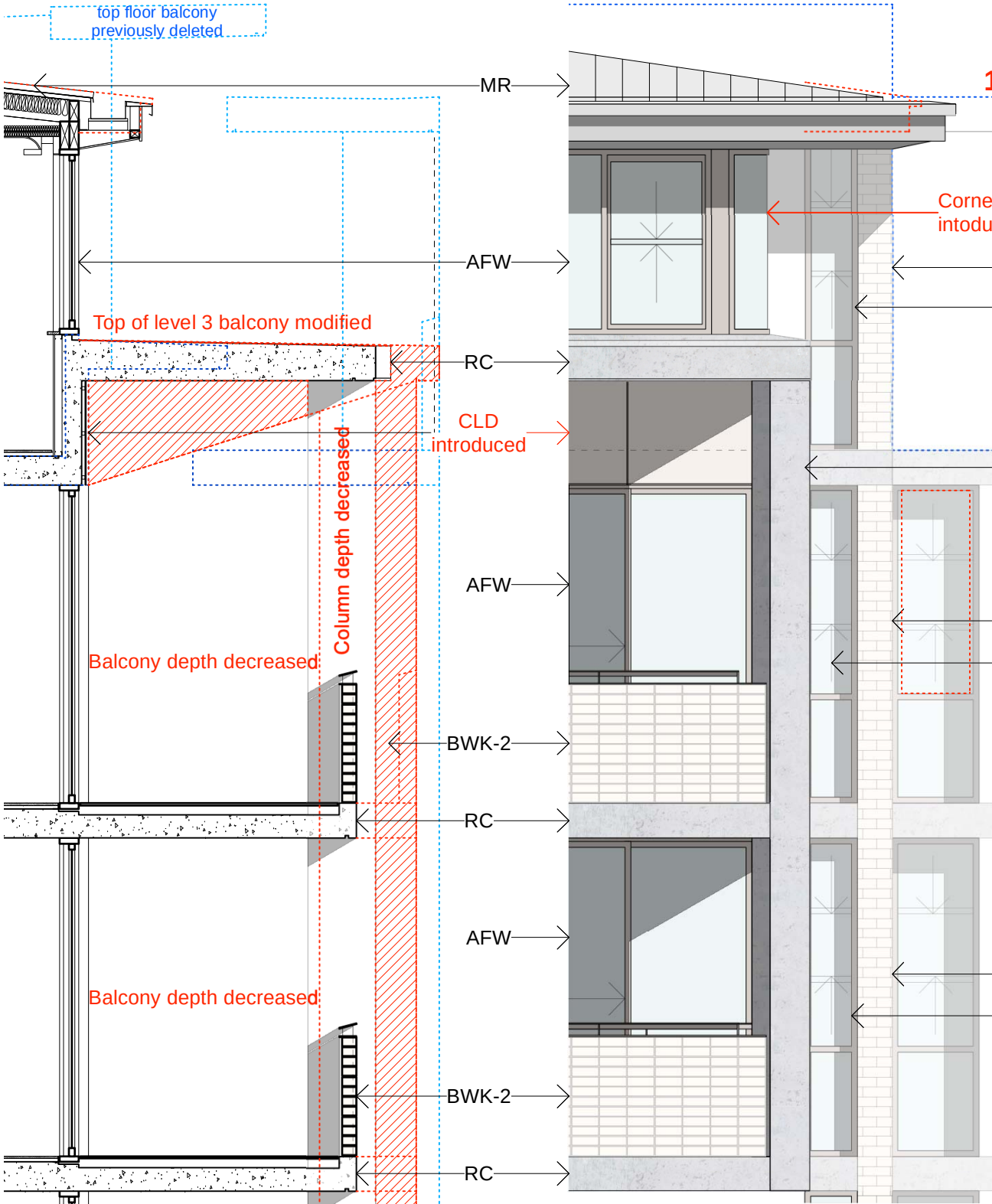
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	A	20/3/19	Development Application Issue		JOB NO	DRAWN	SCALE	DRAWING NO.
	B	26/11/19	Revised Development Application		18.41	AR/BD	1:200 @ A3	DA 2.202
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SK - SKYLIGHT
SM - STEEL MESH (STAINLESS STEEL)



Amendments:
Section and Elevation modified



6

Detailed Section
Scale: 1:50

5

Detailed Elevation
Scale: 1:50

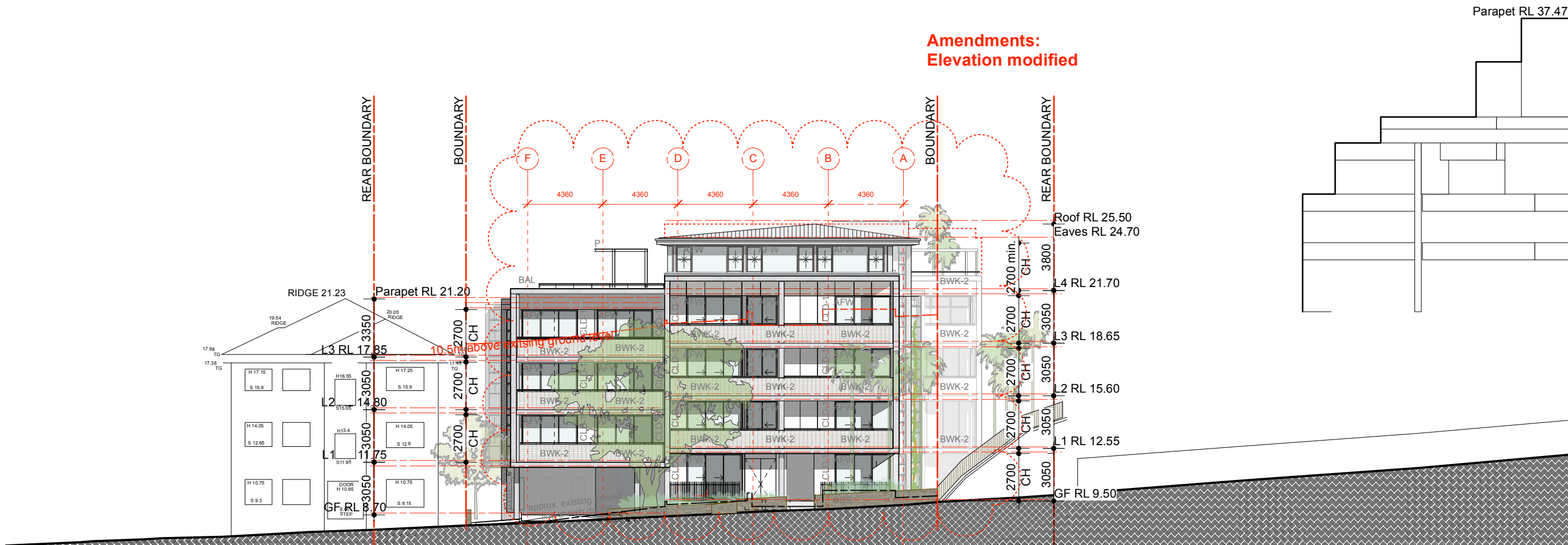
REV	DATE	AMENDMENT
B	26/11/19	Revised Development Application
C	18/3/20	Council Clarification
D	4/6/20	Revised Development Application
E	24/5/21	Issued for Section 34 conference
F	30/6/21	Progress update
G	14/7/21	Section 34 Agreement

PROJECT
351-53 New South Head Rd Double Bay NSW 2028
CLIENT
Kingsford Property Developments

DRAWING TITLE			
DETAILED ELEVATION			
JOB NO	DRAWN	SCALE	DRAWING NO.
18.41	AR/BD	1:50 @ A3	DA 2.203
DATE	CHECKED	PLOT DATE	REVISION
Sept. 18	PT	14/7/21	G

MATERIALS LEGEND

- AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
(t) - TRANSLUCENT GLAZING
BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELSIAN) or similar
BWK1 - BRICKWORK, FACE FINISH, ADBRI IVORY
BWK2 - BRICKWORK, FACE FINISH, ADBRI IVORY HONED FINISH
CL - CLOTHES LINE
CLD - CLADDING, CEMINTEL SURROUND, WHITEISH-BASE FC CLADDING
HR - TIMBER HANDRAIL
MR - METAL ROOF SHEET (TO BASIX)
P - PERGOLA
RC - OFF FORM REINFORCED CONCRETE
SCR1 - HORIZONTAL GLAZED LOUVERED SCREEN
SDS - SANDSTONE WALL (REPAIR AND REBUILD EXISTING)
SK - SKYLIGHT
SM - STEEL MESH (STAINLESS STEEL)



1 Street Elevation NSHR
Scale: 1:250

7.0
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0003718910
Assessor Name: John Boutros
Accreditation no.: VIC/BDAY/16/1763
Certificate date: 16 Jul 2021
Dwelling Address: 351-353 New South Head Rd
Double Bay, NSW 2028
www.nathers.gov.au

ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 3, 68/72 Wentworth Ave Sydney NSW 2010 Australia T 02 9211 4274 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalys #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 Authorities' requirements © Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or its creation vest in Hill Thalys		REV	DATE	AMENDMENT	PROJECT	351-53 New South Head Rd Double Bay NSW 2028	DRAWING TITLE	STREET ELEVATION NSHR		
								JOB NO	DRAWN	SCALE
								18.41	AR/BD	1:200 @ A3
								DATE	CHECKED	PLOT DATE
		A	23/3/21	Additional information for Council meeting	CLIENT	Kingsford Property Developments		DRAWING NO.		
								DA 2.204		
								REVISION		
								C		
		B	24/5/21	Issued for Section 34 conference						
		C	14/7/21	Section 34 Agreement						

7.0

Average star rating

NATIONWIDE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

0003718910

Assessor Name:

John Boutros

Accreditation no.:

VIC/BDAA/16/1763

Certificate date:

16 Jul 2021

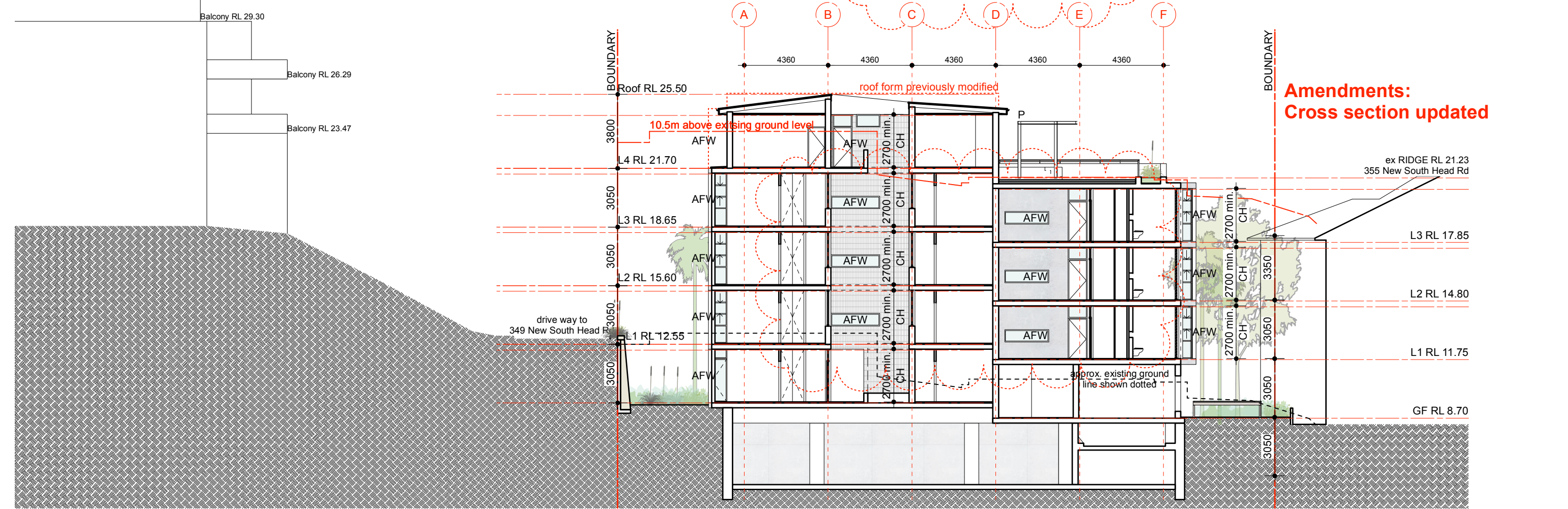
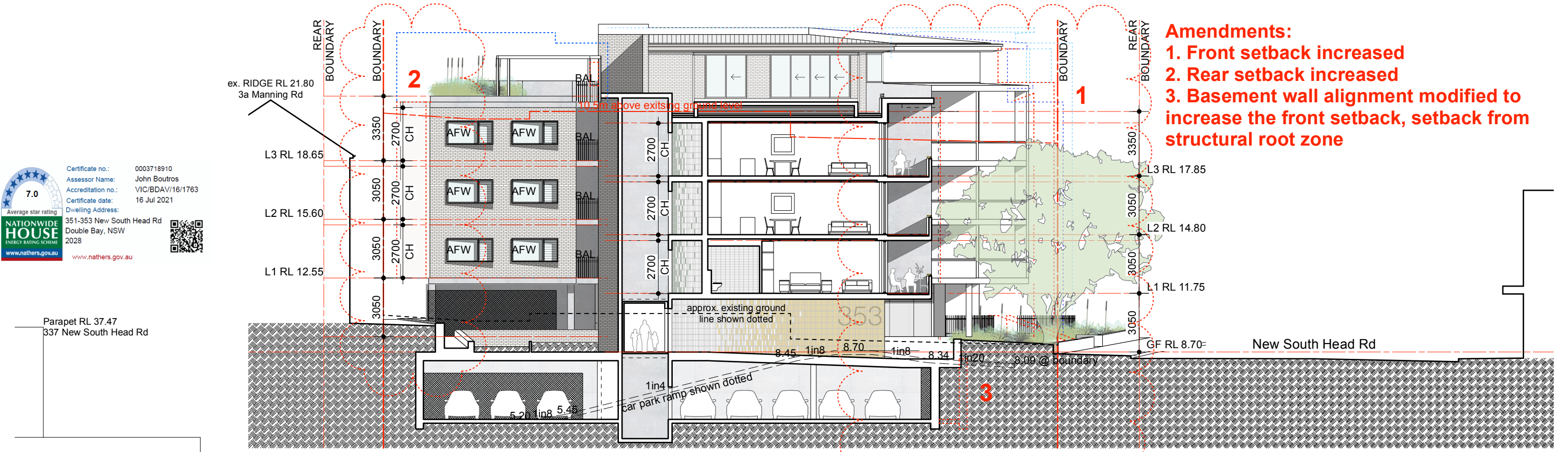
Dwelling Address:

351-353 New South Head Rd

Double Bay, NSW

2028

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ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68-72 Wentworth Ave Sydney NSW 2010 Australia T 02 9211 4274 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalys #6780 Sarah Hill #5285		REV DATE AMENDMENT A 20/3/19 Development Application Issue B 26/11/19 Revised Development Application C 4/6/20 Revised Development Application D 31/5/21 Issued for Section 34 conference E 14/7/21 Section 34 Agreement		PROJECT 351-53 New South Head Rd Double Bay NSW 2028 CLIENT Kingsford Property Developments		DRAWING TITLE SECTIONS JOB NO DRAWN SCALE DRAWING NO. 18.41 AR/BD 1:200 DA 2.301 DATE CHECKED PLOT DATE REVISION Sept. 18 PT 14/7/21 E			
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