

ARCHITECTS:

hill thalis

ARCHITECTURE + URBAN PROJECTS PTY LTD

LEVEL 5, 68-72 Westworth Ave
Sunny Hills NSW 2020 Australia
T 02 9211 6274 F 02 9281 3171
E admin@hillthalis.com.au www.hillthalis.com.au
Nominated Architects: Philip Thalís #4780 Sarah Hill #5285

© Copyright in all documents and drawings prepared by Hill Thalís and in any work executed from those documents and drawings shall remain the property of Hill Thalís or its creation vest in Hill Thalís.

REV

A

DATE

20/3/19

AMENDMENT

Development Application Issue

PROJECT

351-53 New South Head Rd
Double Bay NSW 2028

CLIENT

Kingsford Property Developments

DRAWING TITLE

Demolition Plan

JOB NO

18.41

DRAWN

AR/ BD

SCALE

1:200 @ A3

DRAWING NO.

DA 2.009

DATE

Date

CHECKED

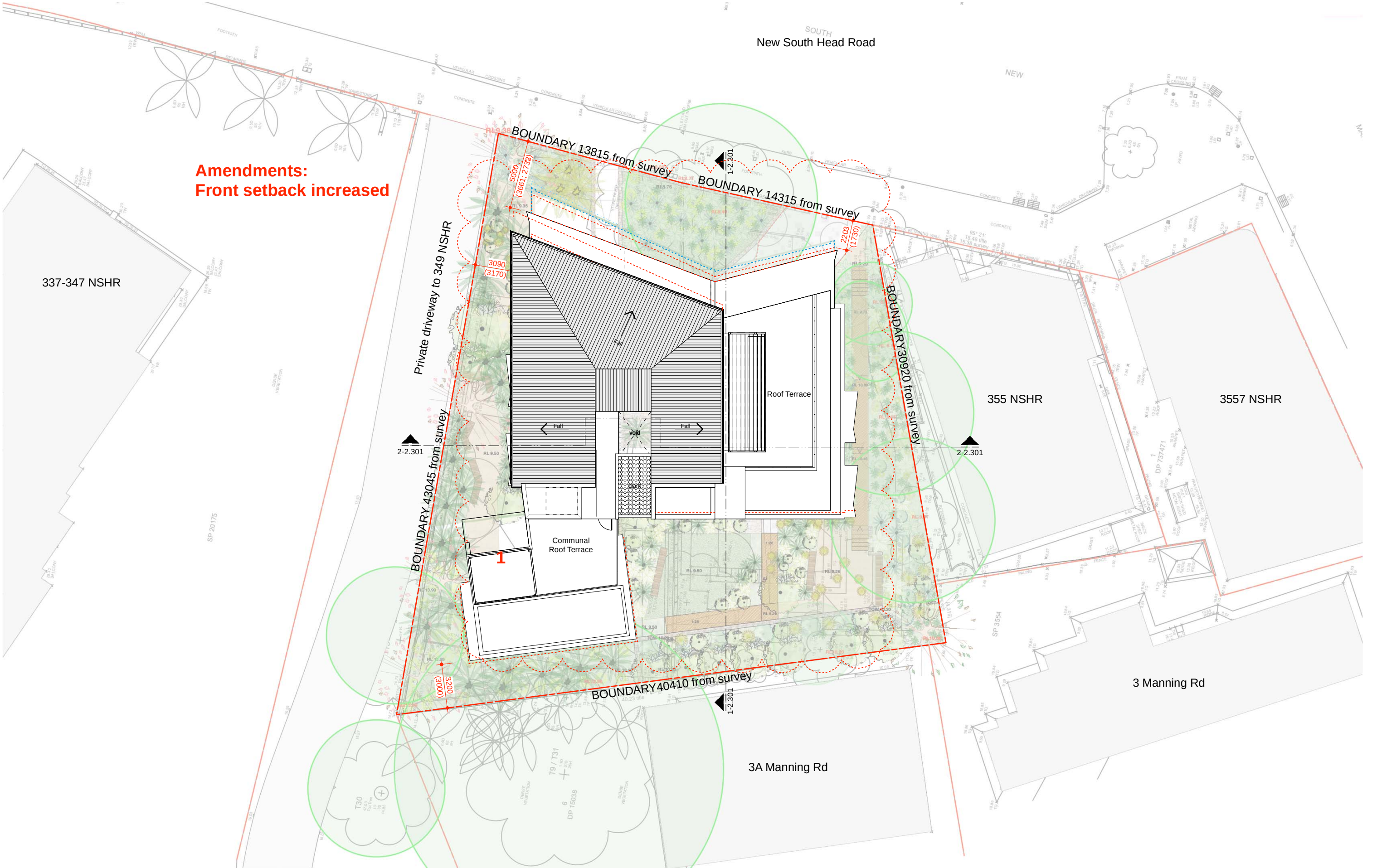
PT

PLOT DATE

15/7/21

REVISION

A



ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68-72 Wentworth Ave Sydney NSW 2000 Australia T 61 2 9211 6276 F 61 2 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalis #6780 Sarah Hill #5285 © Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from those documents and drawings shall remain the property of Hill Thalis or on creation vest in Hill Thalis	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	REV	DATE	AMENDMENT	PROJECT	DRAWING TITLE		
		A	20/3/19	Development Application Issue	351-53 New South Head Rd	Site Plan		
		B	26/11/19	Revised Development Application	Double Bay NSW 2028	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	CLIENT	DATE	CHECKED	PLOT DATE
					Kingsford Property Developments	Sept. 18	PT	14/7/21
								REVISION
								DA 2.100 D

Proposed Car Spaces:

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

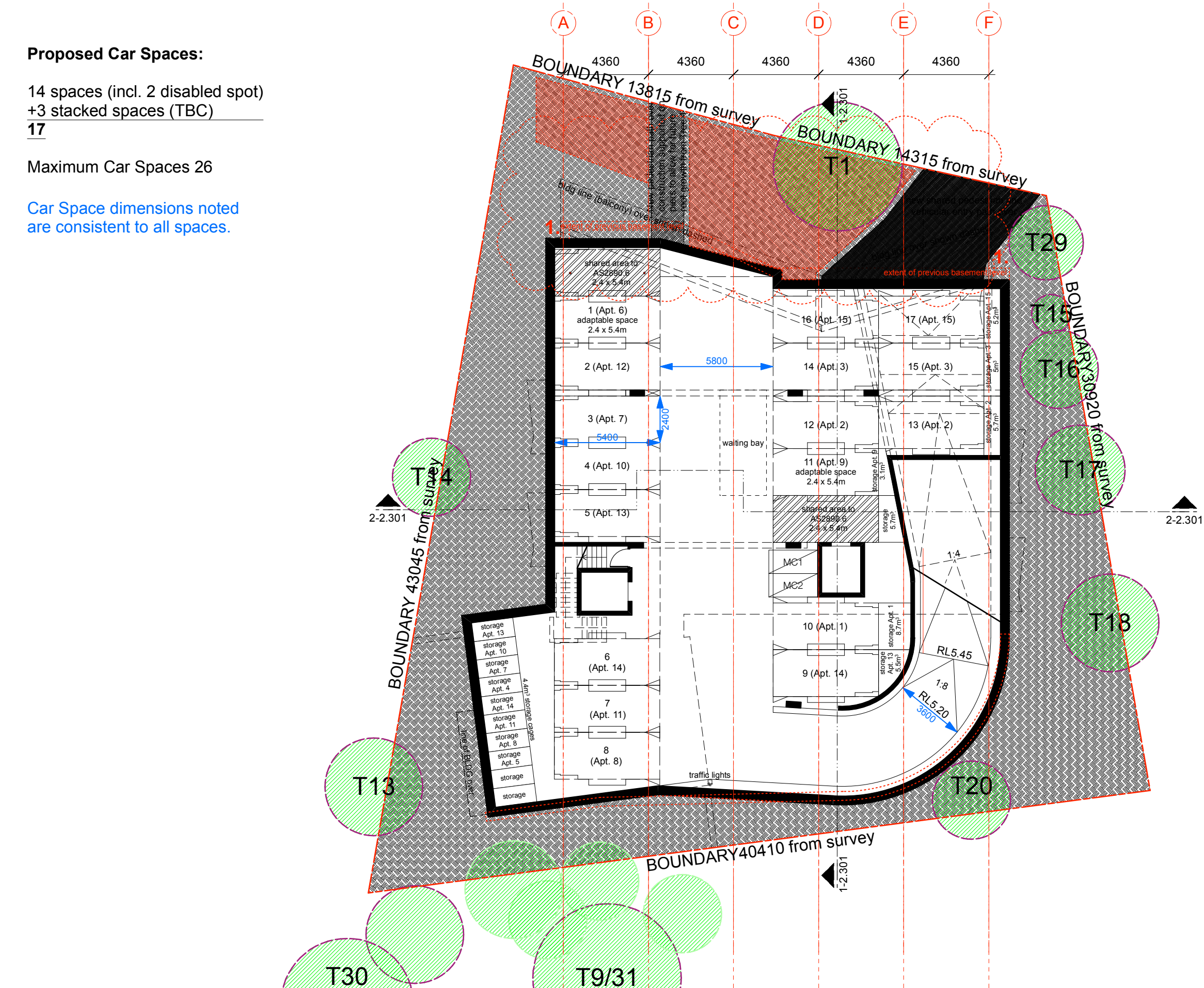
Maximum Car Spaces 26

Car Space dimensions noted
are consistent to all spaces.

Note:
1. Front setback increased

 SRZ

 potential 80m² deep soil area for tree T1



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				PROJECT 351-53 New South Head Rd Double Bay NSW 2028				DRAWING TITLE Basement Level Plan			
REV A B C D E F				DATE 20/3/19 4/7/19 22/3/21 24/5/21 18/6/21 14/7/21				JOB NO 18.41			
AMENDMENT Development Application Issue Clarification for Council Revised for Council meeting Issued for Section 34 conference Section 34 conference progress update Section 34 Agreement				CLIENT Kingsford Property Developments				DRAWING NO. DA 2.101			
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				DATE Sept. 18				REVISION F			

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

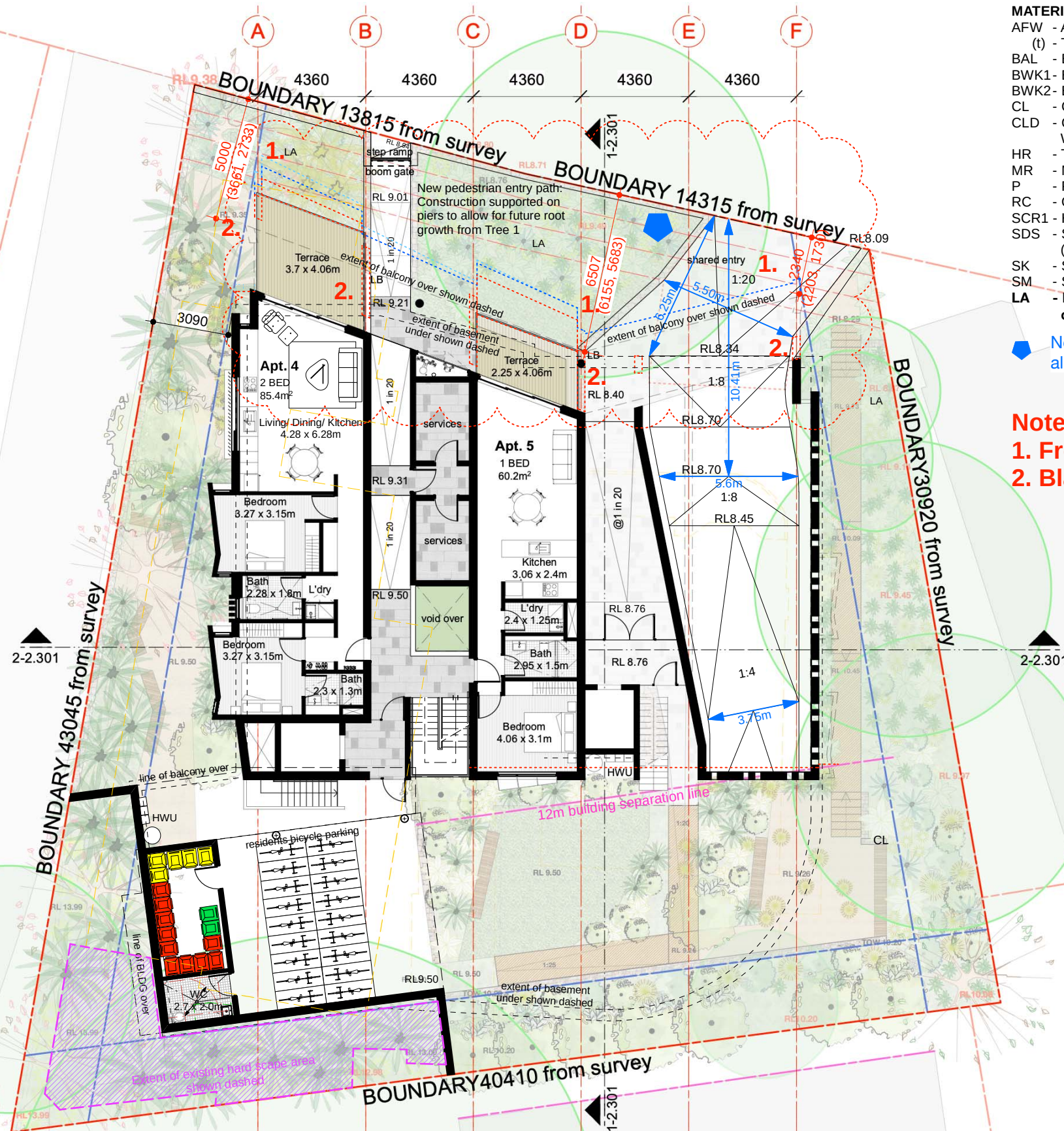
- Floor slabs: - Concrete.
- R0.5 floor insulation to units 1, 2, 6, 7 & 9
- R1.0 floor insulation to unit 5.

- Glazing:
High solar gain Low-E glass:
 - To unit 18 kitchen, living & dining.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).

- To remainder of unit glazing.
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

- Ceiling:
- R2.5 ceiling insulation to all ceilings to metal & concrete roofs.
- Modelled with sealed: LED downlights & wet area exhaust fans.

- Please refer to NatHERS individual certificates no. 003718707 for further details.**



- AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
- (t) - TRANSLUCENT GLAZING
- BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELTIAN) 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)
- LA - Refer to Landscapes Architect's drawings for
detailed Landscape design**

Note:

- 1. Front setback increased**
- 2. Blade walls and columns removed**

ARCHITECTS:

hill thalis

ARCHITECTURE + URBAN PROJECTS PTY LTD

LEVEL 5, 68-72 Westworth Ave
Surry Hills NSW 2020 Australia
T 62 9231 6276 F 62 9281 3171
E a.d.m@hillthalis.com.au www.hillthalis.com.au
Nominated Architects: Philip Thalys #6780 Sarah Hill #5285

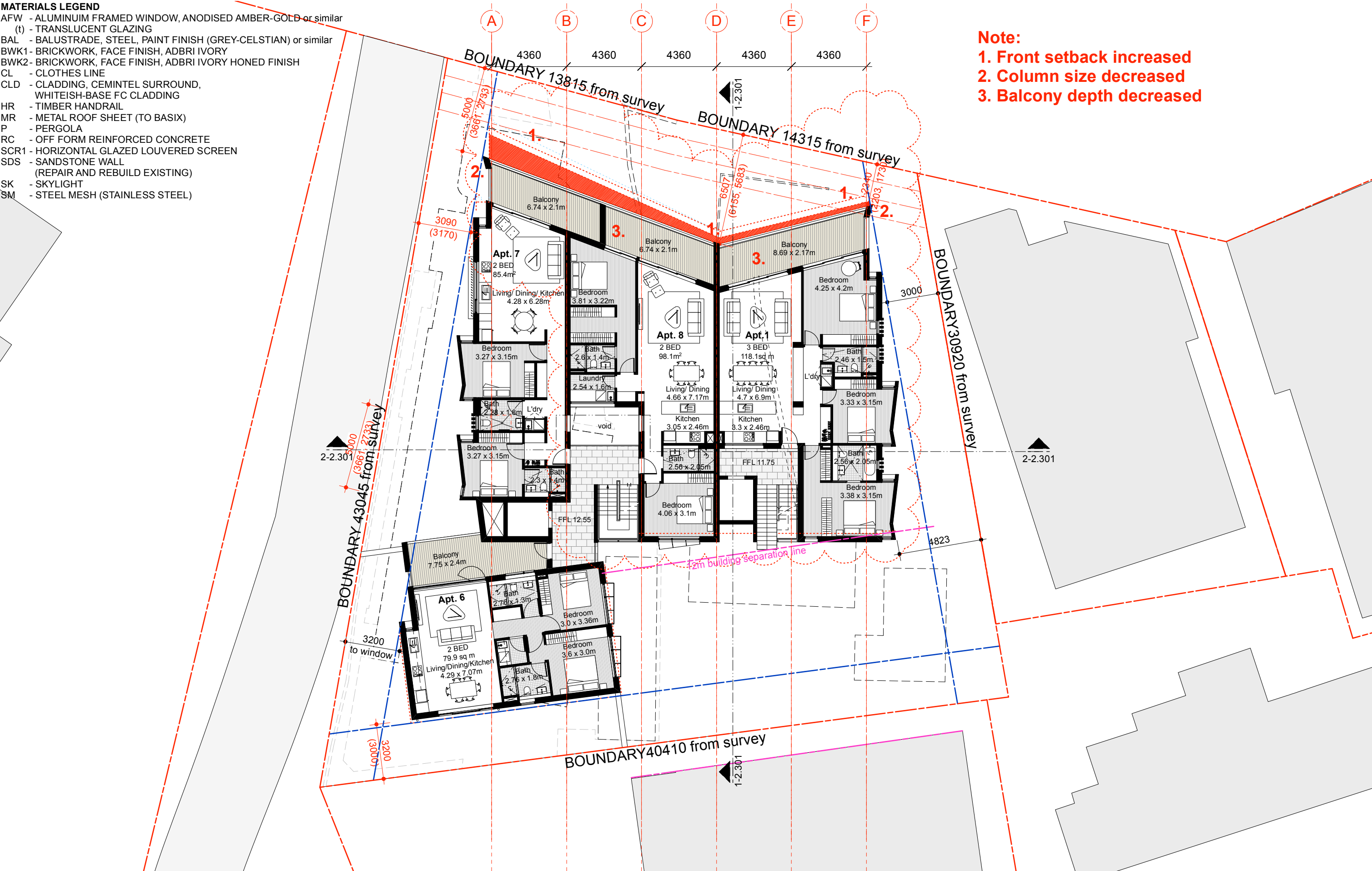
© Copyright in all documents and drawings prepared by Hill Thalys and in any work executed from those documents and drawings shall remain the property of Hill Thalys or its creation vest in Hill Thalys

REV	DATE	AMENDMENT
B	4/7/19	Clarification for Council
C	26/11/19	Revised Development Application
D	22/3/21	Revised for Council meeting
E	24/5/21	Issue d for Section 34 conference
F	18/6/21	Section 34 conference progress update
G	14/7/21	Section 34 Agreement

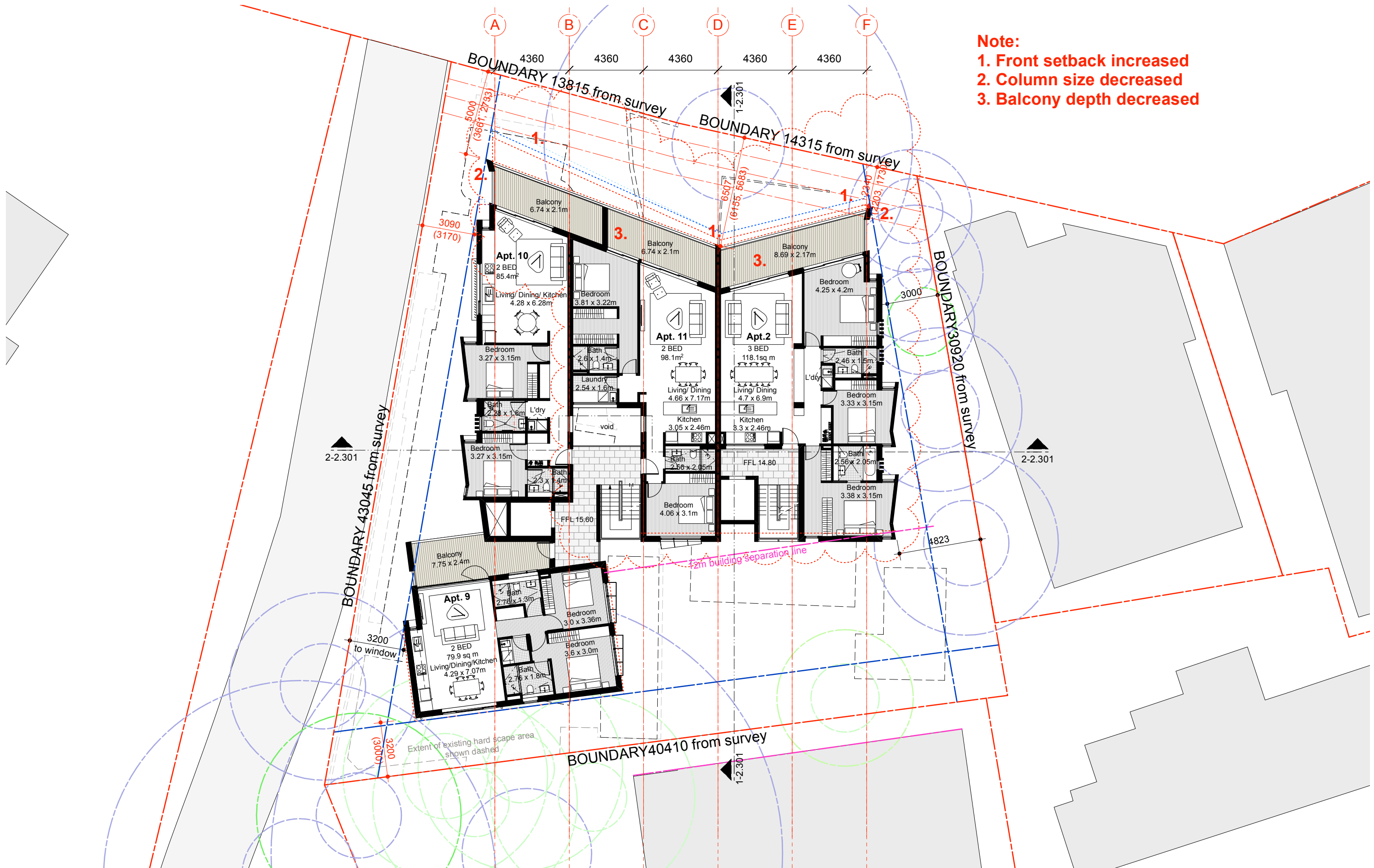
PROJECT			
351-53 New South Head Rd			
Double Bay NSW 2028			
CLIENT			
Kingsford Property Developments			

DRAWING TITLE			
Ground Floor Plan			
JOB NO	DRAWN	SCALE	DRAWING NO.
18.41	AR/BD	1:200 @ A3	DA 2.102
DATE	CHECKED	PLOT DATE	REVISION
Sept. 18 PT		14/7/21	G

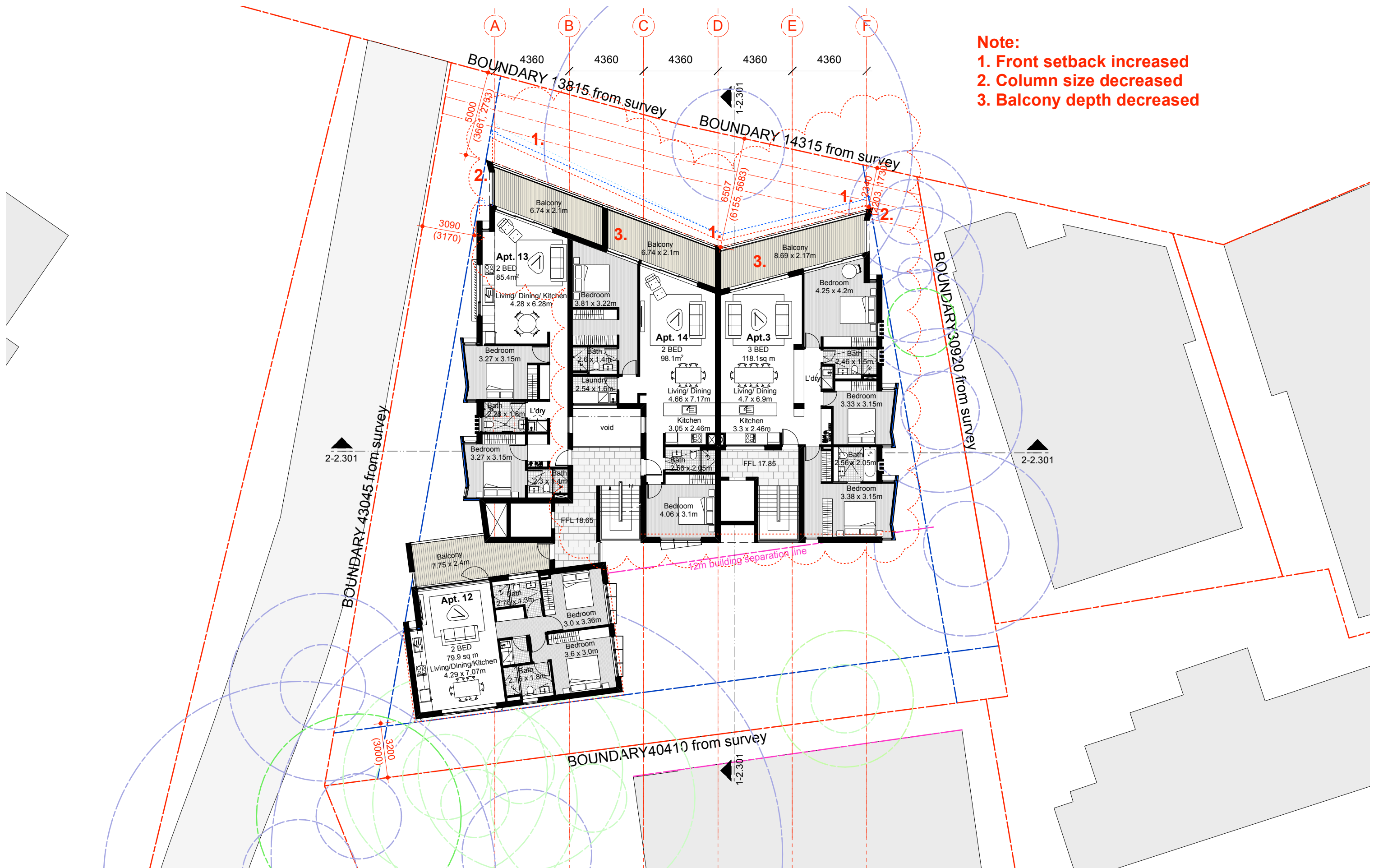
- MATERIALS LEGEND**
- AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
 - (t) - TRANSLUCENT GLAZING
 - BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELSTIAN) or similar
 - BWK1- BRICKWORK, FACE FINISH, ADBRI IVORY
 - BWK2- BRICKWORK, FACE FINISH, ADBRI IVORY HONED FINISH
 - CL - CLOTHES 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)



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 Thalis #6780 Sarah Hill #5285 </	
---	--

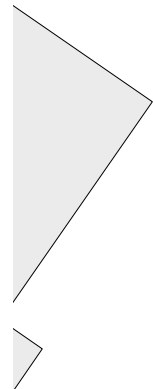


ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68/72 Wentworth Ave Sydney NSW 2010 Australia T 02 9211 4274 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalis #6780 Sarah Hill #5285		REV A B C D E		DATE 20/3/19 26/11/19 22/3/21 24/5/21 14/7/21	AMENDMENT Development Application Issue Revised Development Application Revised for Council meeting Issued for Section 34 conference Section 34 Agreement	PROJECT 351-53 New South Head Rd Double Bay NSW 2028		DRAWING TITLE Level 2 Floor Plan			
CLIENT Kingsford Property Developments		JOB NO 18.41	DRAWN AR/BD	SCALE 1:200 @ A3	DRAWING NO. DA 2.104	DATE Sept. 18	CHECKED PT	PLOT DATE 14/7/21	REVISION E		



Note:
1. Front setback increased
2. Column size decreased
3. Balcony depth decreased

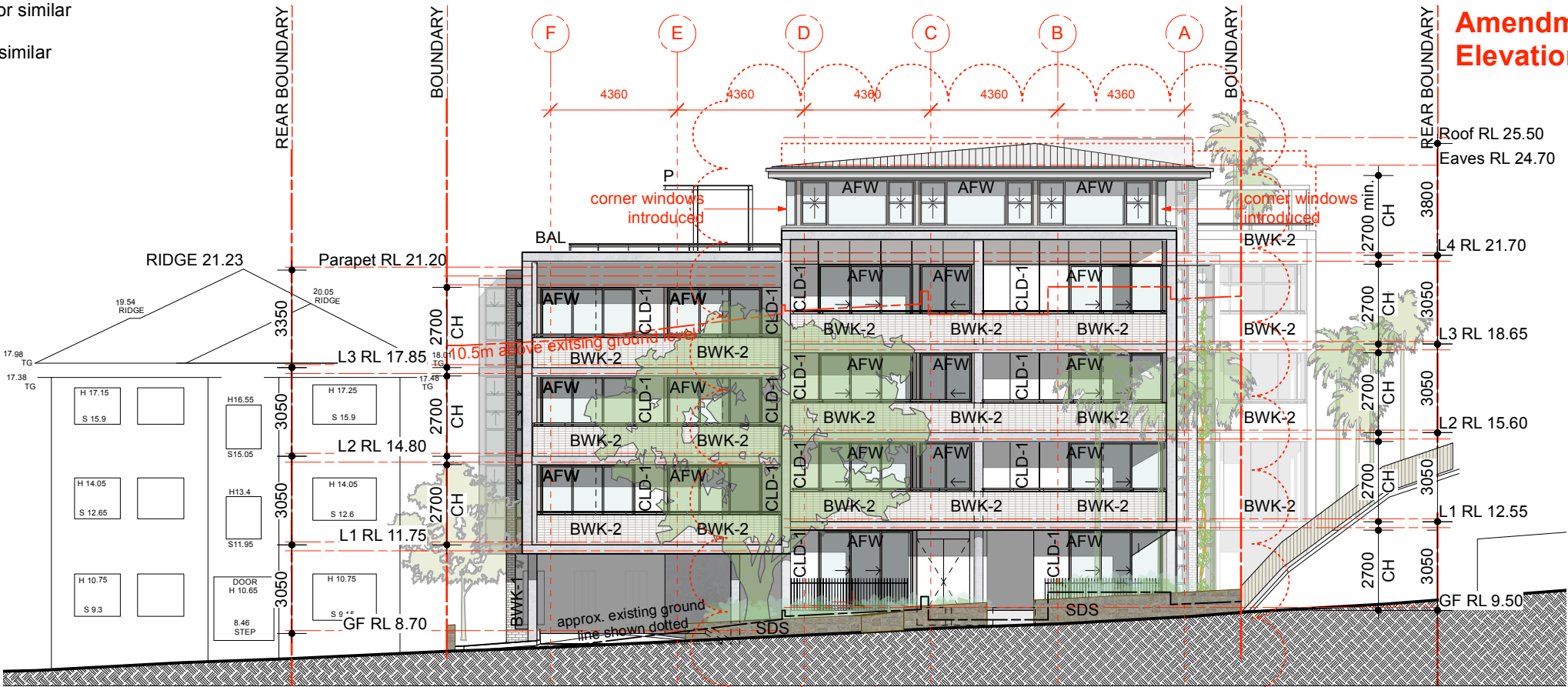
ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 3, 68/72 Wentworth Ave Sydney NSW 2010 Australia T 02 9211 4274 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalys #6780 Sarah Hill #5285		REV A B C D E		DATE 20/3/19 26/11/19 24/4/20 24/5/21 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		DRAWING TITLE Level 3 Floor Plan			
CLIENT Kingsford Property Developments		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



MATERIALS LEGEND

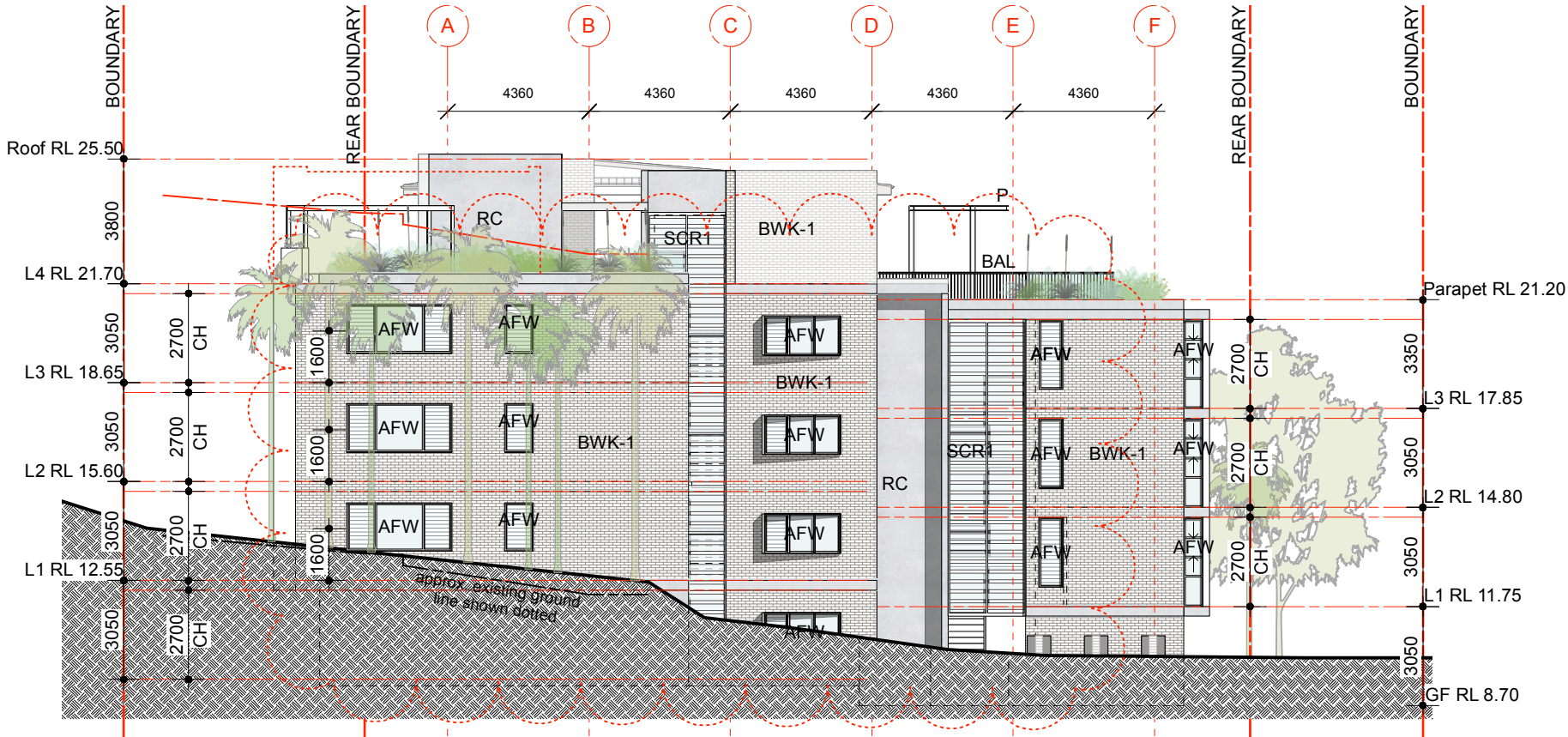
- AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
(t) - TRANSLUCENT GLAZING
BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELSTIAN) or similar
BWK1 - BRICKWORK, FACE FINISH, ADBRI IVORY
BWK2 - BRICKWORK, FACE FINISH, ADBRI IVORY HONED FINISH
CL - CLOTHES LINE
CLD - CLADDING, CEMINTEL SURROUND, 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 North Elevation
Scale: 1:200



Amendments:
Elevation modified

2 South Elevation
Scale: 1:200



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	

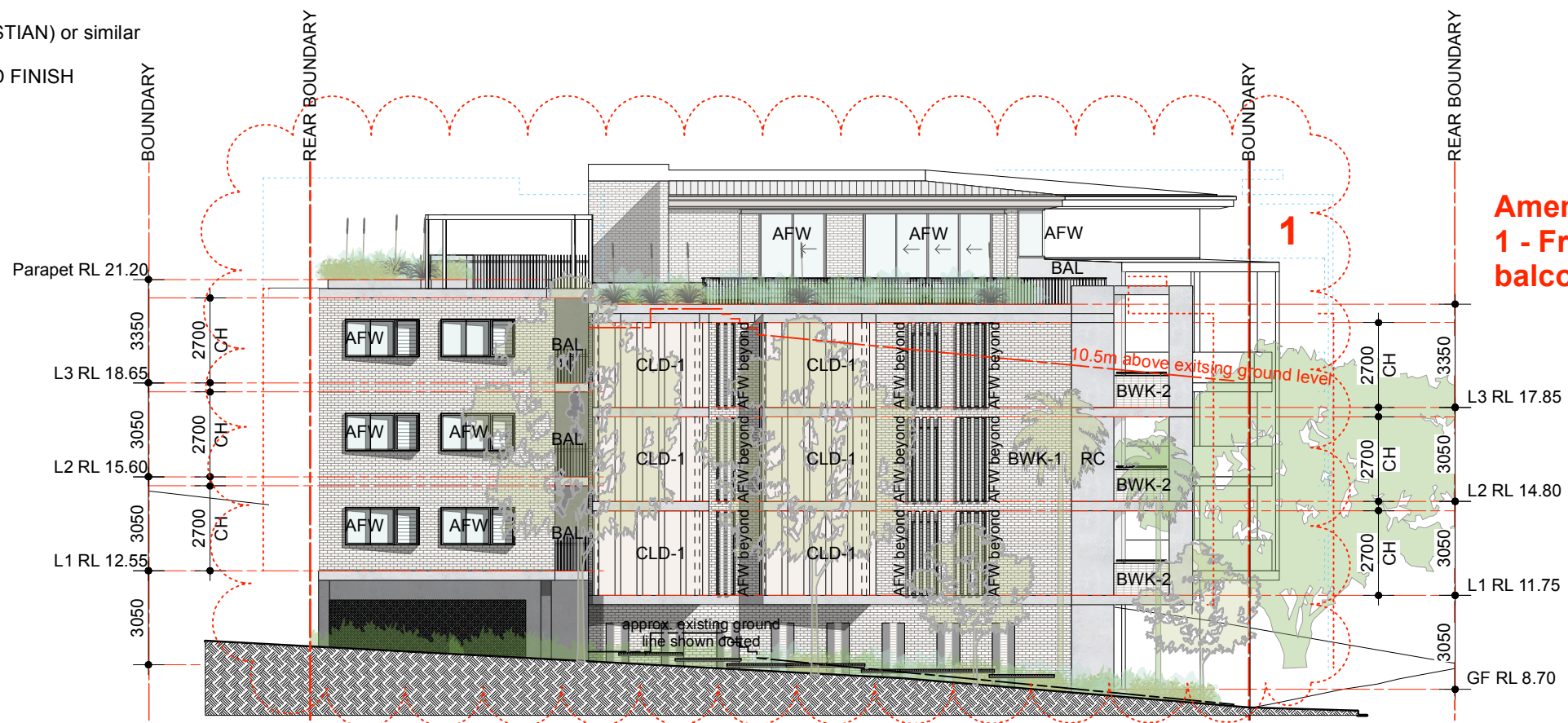
REV	DATE	AMENDMENT
B	20/3/19	Development Application Issue
C	26/11/19	Revised Development Application
D	4/6/20	Revised Development Application
E	24/5/21	Issued for Section 34 conference
F	18/6/21	Section 34 conference progress update
G	14/7/21	Section 34 Agreement

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

DRAWING TITLE			ELEVATIONS
JOB NO	DRAWN	SCALE	DRAWING NO.
18.41	AR/BD	1:200 @ A3	DA 2.201
DATE	CHECKED	PLOT DATE	REVISION
Sept. 18	PT	14/7/21	G

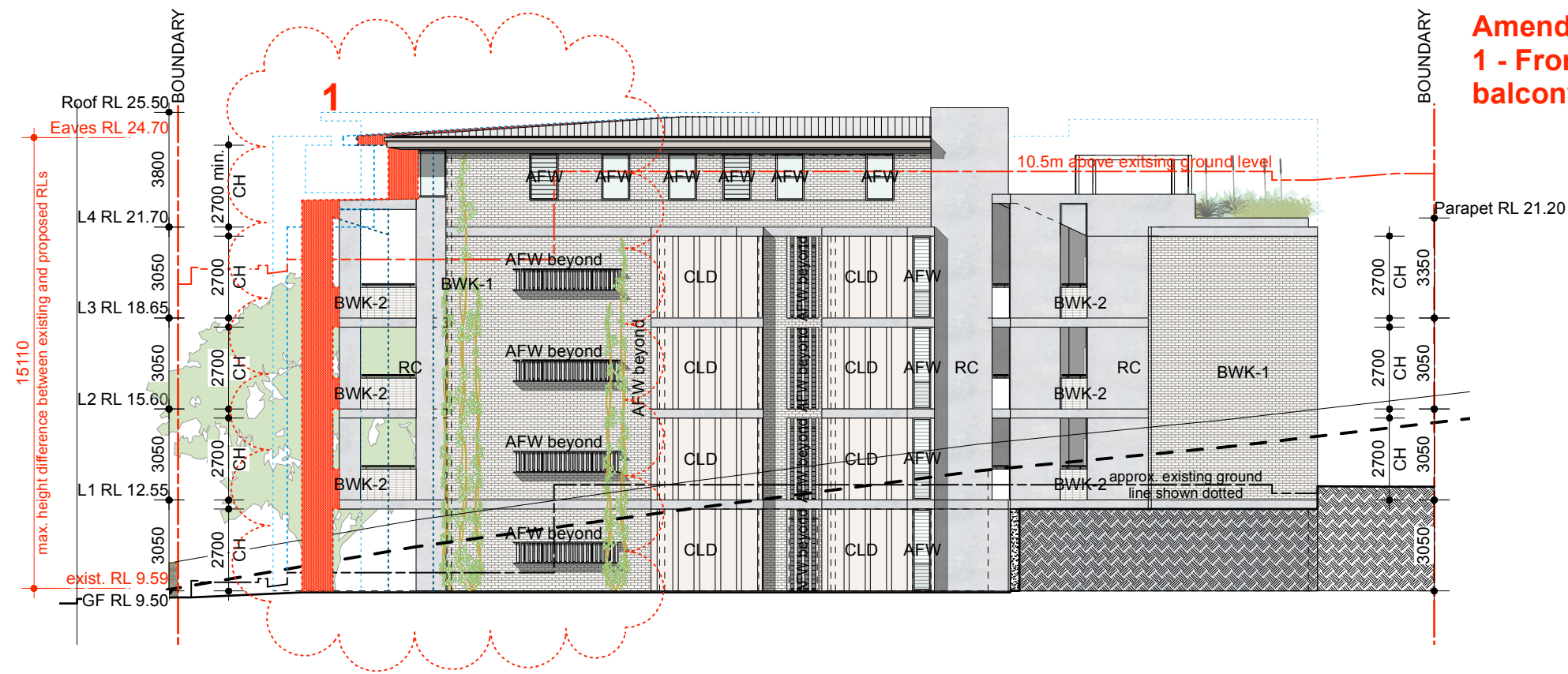
- MATERIALS LEGEND**
- AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
 - (t) - TRANSLUCENT GLAZING
 - BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELSTIAN) or similar
 - BWK1- BRICKWORK, FACE FINISH, ADBRI IVORY
 - BWK2- BRICKWORK, FACE FINISH, ADBRI IVORY HONED FINISH
 - CL - CLOTHES 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 East Elevation
Scale: 1:200



Amendments:
1 - Front setback increased,
balcony depth decreased

2 West Elevation
Scale: 1:200



Amendments:
1 - Front setback increased,
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

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 an creation vest in Hill Thalys

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	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

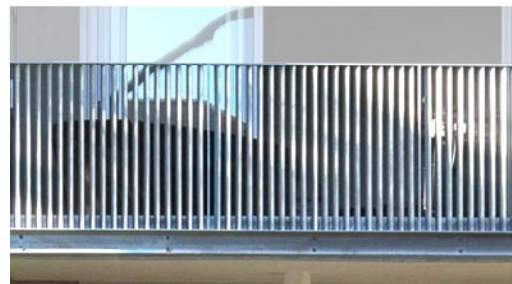
351-53 New South Head Rd
Double Bay NSW 2028

CLIENT

Kingsford Property Developments

DRAWING TITLE				ELEVATIONS
JOB NO	DRAWN	SCALE	DRAWING NO.	
18.41	AR/BD	1:200 @ A3	DA 2.202	
DATE	CHECKED	PLOT DATE	REVISION	
Sept. 18	PT	14/7/21	F	

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
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)



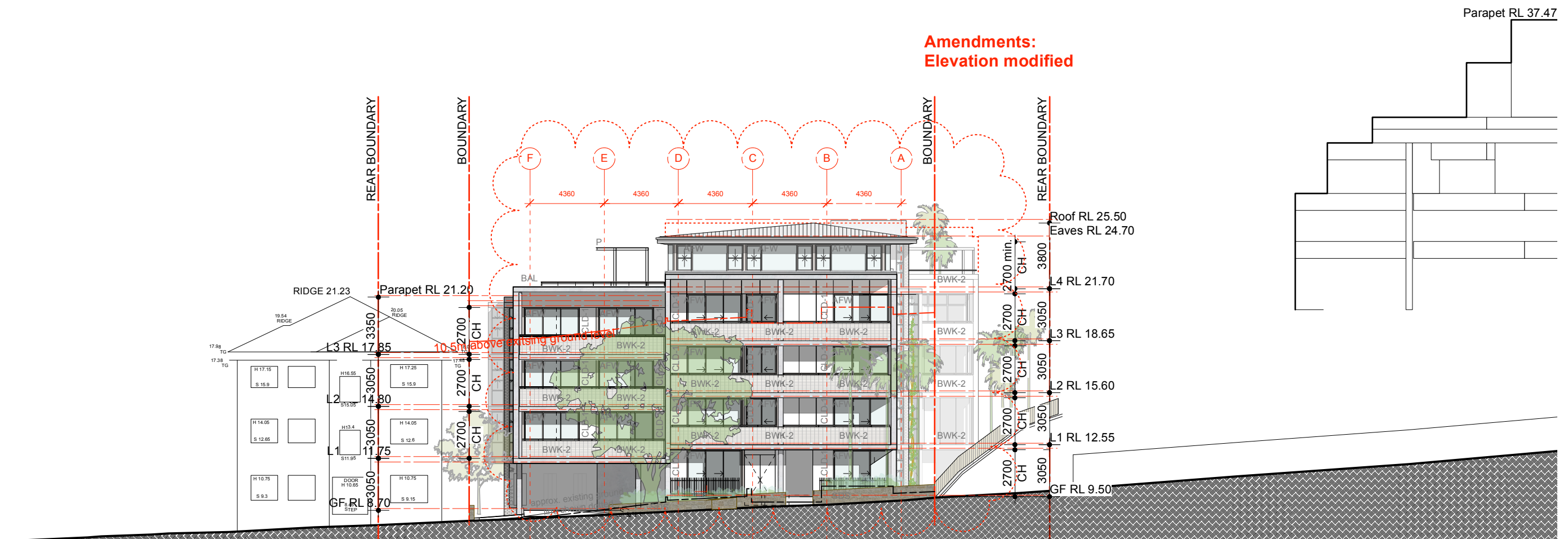
The image contains two architectural drawings of a building facade, labeled 5 and 6.

Figure 5: Detailed Elevation (Scale: 1:50)
 This drawing shows the exterior elevation of a building facade. It features a central vertical section with a large window and a smaller window above it. The facade is composed of various materials, including brickwork (RC) and concrete (AFW). A red dashed line indicates a "Corner window introduced". Other labels include "BWK1", "AFW", "RC", "CLD", and "MR". A red wavy line separates this elevation from the section drawing on the left.

Figure 6: Detailed Section (Scale: 1:50)
 This drawing shows a cross-section of the building. It illustrates the internal structure, including the roof, floors, and walls. Key features include a "top floor balcony previously deleted" (indicated by a blue dashed line), a "Top of level 3 balcony modified" (indicated by a red dashed line), and a "Column depth decreased" (indicated by a red dashed line). Other labels include "MR", "AFW", "RC", "CLD", "BWK-2", and "Balcony depth decreased".

ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68-72 Wentworth Ave Sydney NSW 2010 Australia T 02 9211 6276 F 02 9281 3171 E info@hillthalis.com.au Nominated Architect: Philip Thalis #6780 Sarah HB #5285 © Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from those documents and drawings shall remain the property of Hill Thalis or its creation rest in Hill Thalis		REV	DATE	AMENDMENT	PROJECT 351-53 New South Head Rd Double Bay NSW 2028 CLIENT Kingsford Property Developments	DRAWING TITLE DETAILED ELEVATION <table><tr><td>JOB NO</td><td>DRAWN</td><td>SCALE</td><td>DRAWING NO.</td></tr><tr><td>18.41</td><td>AR/BD</td><td>1:50 @ A3</td><td>DA 2.203</td></tr><tr><td>DATE</td><td>CHECKED</td><td>PLOT DATE</td><td>REVISION</td></tr><tr><td>Sept. 18</td><td>PT</td><td>14/7/21</td><td>G</td></tr></table>				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
	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																					
	B	26/11/19	Revised Development Application																						
	C	18/3/20	Council Clarification																						
D	4/6/20	Revised Development Application																							
E	24/5/21	Issue d for Section 34 conference																							
F	30/6/21	Progress up date																							
G	14/7/21	Section 34 Agreement																							

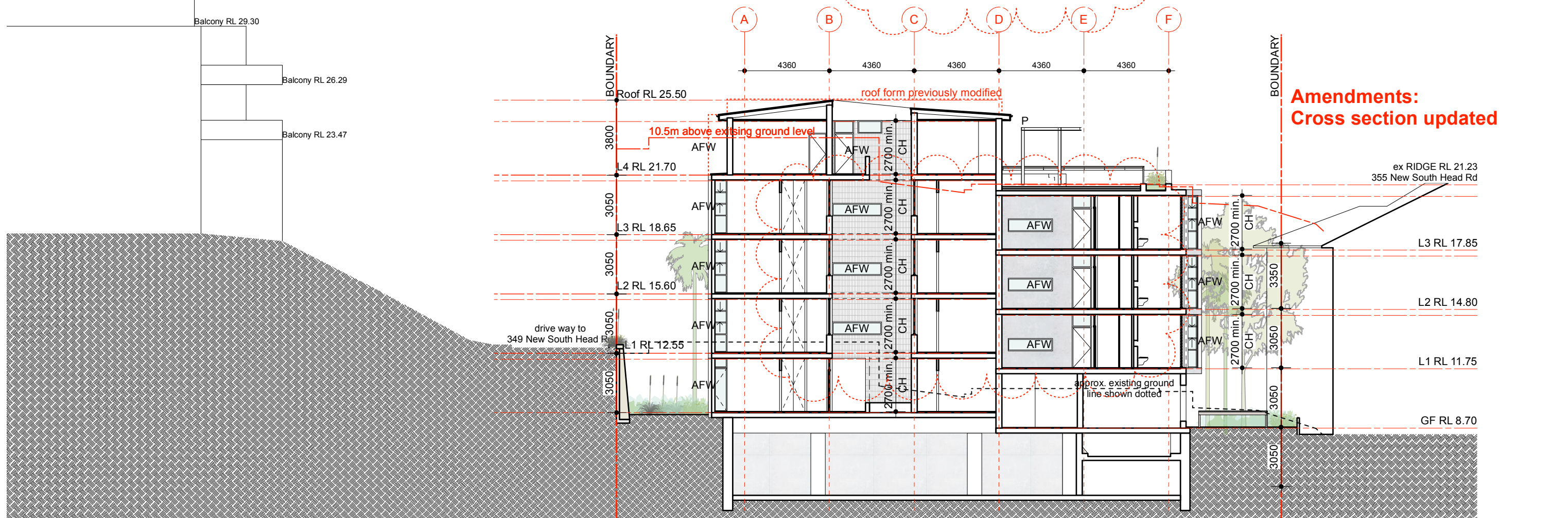
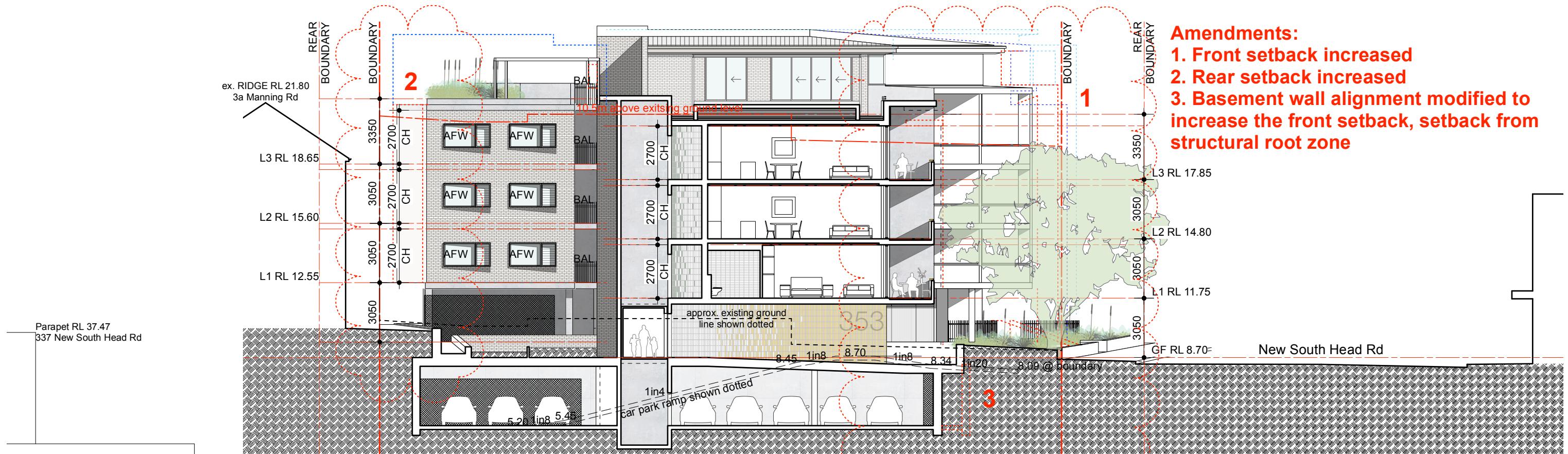
AFW - ALUMINIUM FRAMED WINDOW, ANODISED AMBER-GOLD or similar
(t) - TRANSLUCENT GLAZING
BAL - BALUSTRADE, STEEL, PAINT FINISH (GREY-CELSTIAN) or similar
BWK1 - BRICKWORK, FACE FINISH, ADBRI IVORY
BWK2 - BRICKWORK, FACE FINISH, ADBRI IVORY HONED FINISH
CL - CLOTHES LINE
CLD - CLADDING, CEMINTEL SURROUND,
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

ARCHITECTS: hill thalis ARCHITECTURE + URBAN PROJECTS PTY LTD LEVEL 5, 68-72 Westworth Ave Sunny Hills NSW 2010 Australia T 02 9211 6274 F 02 9281 3171 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects: Philip Thalys #4780 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 its creation used in Hill Thalys.		REV	DATE	AMENDMENT		PROJECT	DRAWING TITLE			
	A	23/3/21	Additional information for Council meeting			351-53 New South Head Rd Double Bay NSW 2028	STREET ELEVATION NSHR			
	B	24/5/21	Issued for Section 34 conference				JOB NO	DRAWN	SCALE	DRAWING NO.
	C	14/7/21	Section 34 Agreement				18.41	AR/BD	1:200 @ A3	DA 2.204
						CLIENT	DATE	CHECKED	PLOT DATE	REVISION
						Kingsford Property Developments	Sept. 18 PT		14/7/21	C



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 Thalis #6780 Sarah Hill #5285 © Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from those documents and drawings that remain the property of Hill Thalis or on creation vest in Hill Thalis		REV	DATE	AMENDMENT	PROJECT 351-53 New South Head Rd Double Bay NSW 2028	CLIENT Kingsford Property Developments	DRAWING TITLE			
		A	20/3/19	Development Application Issue			SECTIONS			
		B	26/11/19	Revised Development Application			JOB NO	DRAWN	SCALE	DRAWING NO.
		C	4/6/20	Revised Development Application			18.41	AR/BD	1:200	DA 2.301
		D	31/5/21	Issued for Section 34 conference			DATE	CHECKED	PLOT DATE	REVISION
		E	14/7/21	Section 34 Agreement			Sept. 18	PT	14/7/21	E