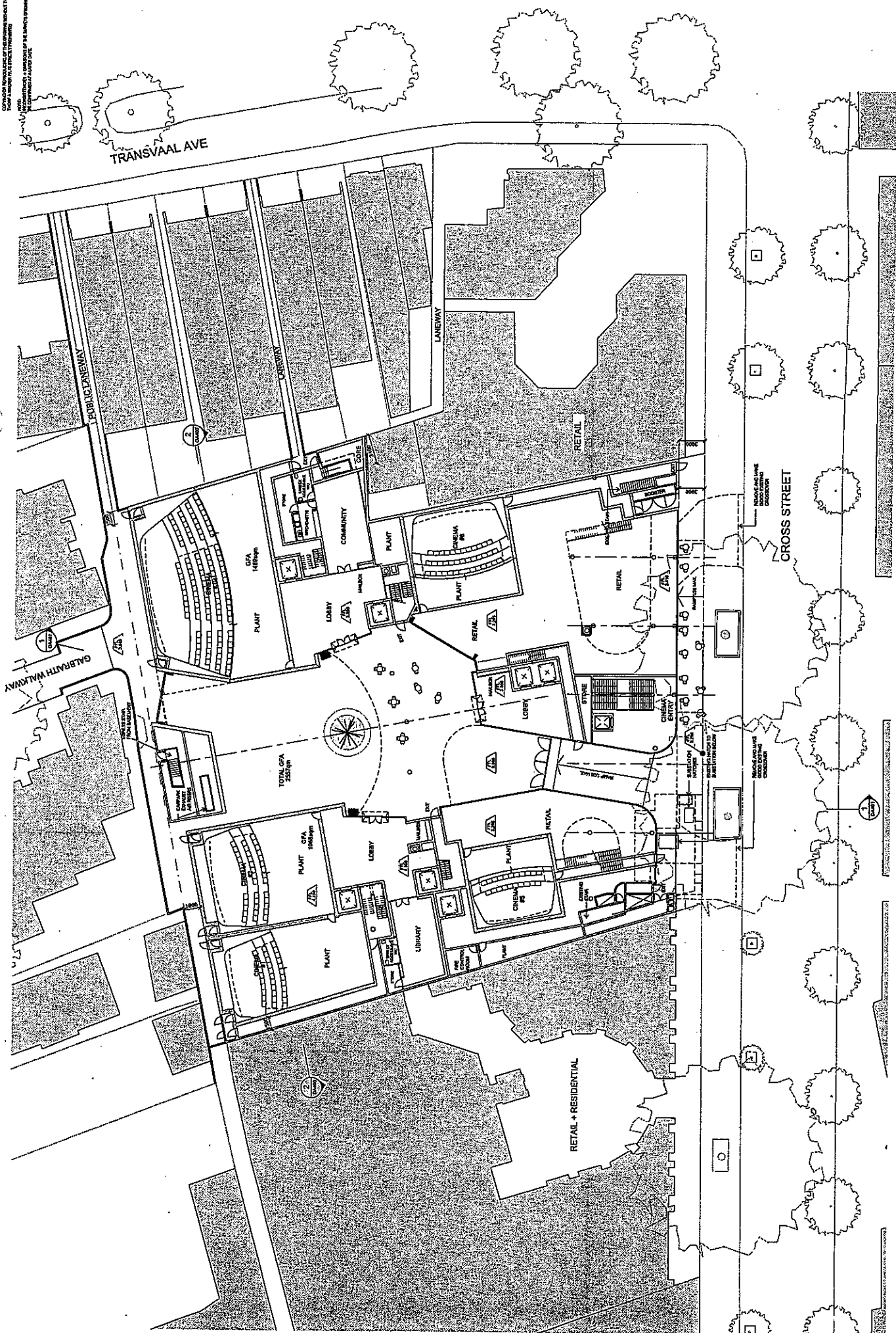


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 DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 NOTE: DIMENSIONS OF THE BUILDING ELEMENTS SHOWN IN THIS DRAWING ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

TRANSVAAL AVE

CROSS STREET

RETAIL + RESIDENTIAL

VOID

TOTAL GFA 2114sqm

TOILETS

TOILETS

ADMIN & STORAGE

PLANT

VOID

RETAIL

VOID

VOID OVER COVER ENTRY

VOID

RETAIL

VOID

STORAGE

STORAGE

TOILETS

TOILETS

RECEIVED ON 11/11/2011. RECEIVED ON 11/11/2011. RECEIVED ON 11/11/2011.

TRANSVAAL AVE

CROSS STREET

S96 MODIFICATIONS TO DA:
TERRACE GEOMETRY
RATIONALISED
WINTERGARDEN FORMED
BY ADDITION OF FRAMELESS
GLASS DOORS
.....
NEW INTERNAL APARTMENT
DIVISIONS

LEVEL 2

Project: Double Bay Cross St at cross street, south east	Client: Scarborough Pacific Group ABN:52 140 680 975	Date: 21/03/22	Dwg No: DA203.2 / LEVEL 2 PLAN	Revision #1 ISSUE FOR \$96	Scale: 1 : 200	North Arrow	PTW Architects 140 Richmond Street, Suite 100 Melbourne VIC 3001 Phone: +61 (0)3 9412 3200 Fax: +61 (0)3 9412 3201 Email: info@ptw.com.au www.ptw.com.au
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NOT FOR CONSTRUCTION

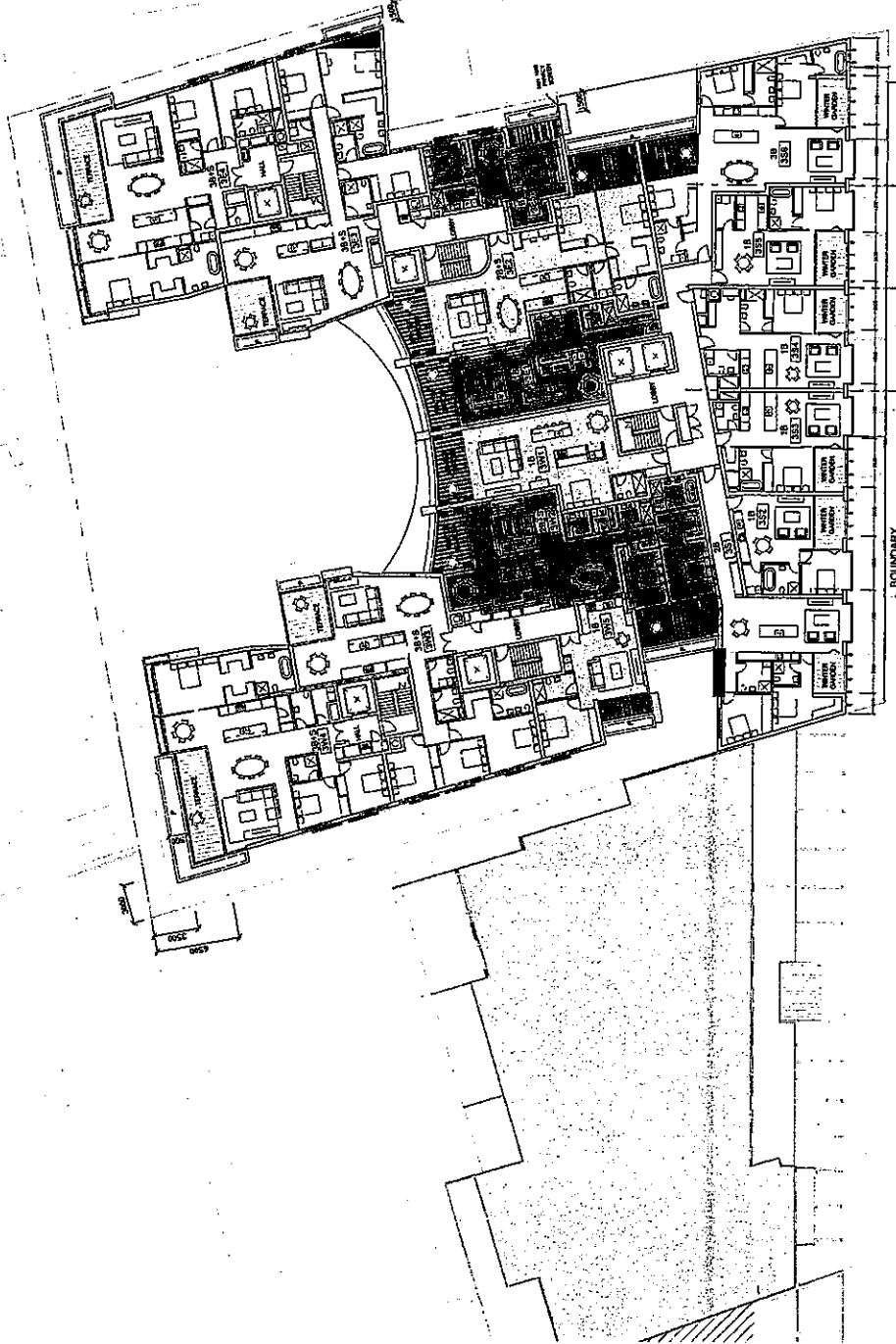
DO NOT SCALE FROM DRAWING

CONFORM TO REQUIREMENTS OF THE DRAWING WITHOUT THE CONSENT OF PTW

NOTE: 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED

2. DIMENSIONS OF THE BUILDING ELEMENTS INDICATED BY DIMENSION LINES TO BE TAKEN FROM THE FACE UNLESS OTHERWISE SPECIFIED

TRANSVAAL AVE



KEY:

- 1. NEW INTERNAL APARTMENT DIVISIONS
- 2. WINTERGARDEN FORMED BY ADDITION OF FRAMELESS GLASS DOORS
- 3. AMENDMENT

CROSS STREET

S96 MODIFICATIONS TO DA:

AMENDMENT

WINTERGARDEN FORMED BY ADDITION OF FRAMELESS GLASS DOORS

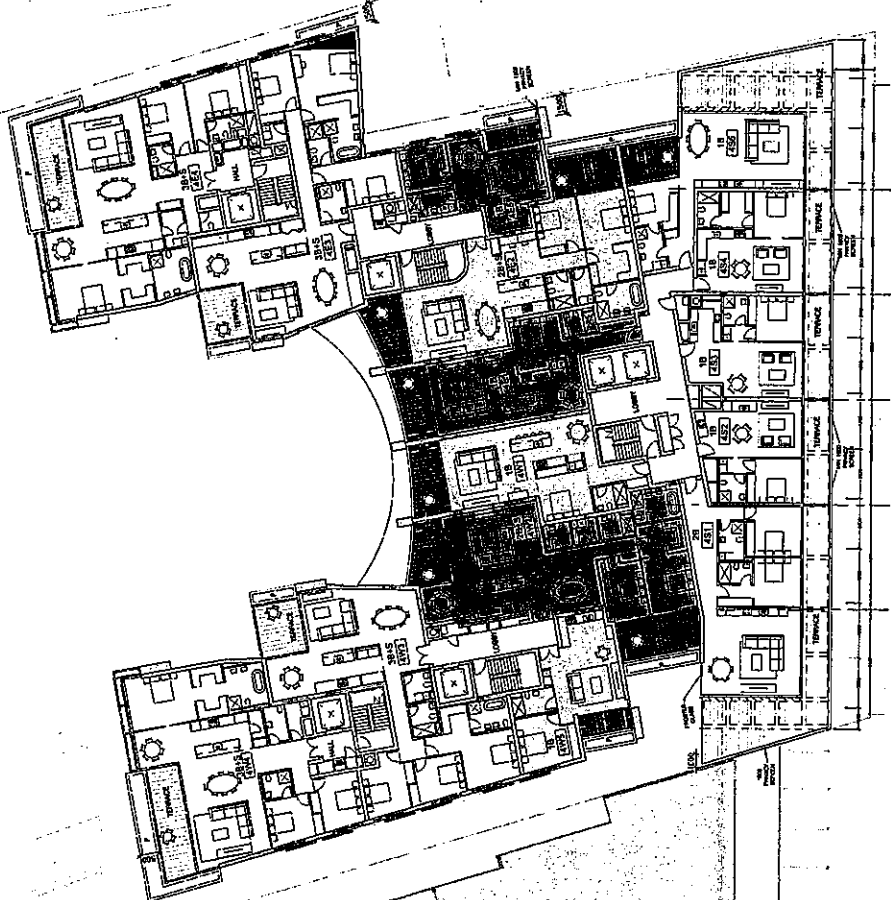
NEW INTERNAL APARTMENT DIVISIONS

LEVEL 3

NOT FOR CONSTRUCTION

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OWNER. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE
ACCURACY OF THE SCALE OR THE DIMENSIONS OF THE WORK.

TRANSVAAL AVE



CROSS STREET

KEY:
1. NEW WALLS AND PARTITIONS
2. NEW DOORS
3. NEW WINDOWS
4. NEW FLOORS
5. NEW CEILING
6. NEW LIGHTING
7. NEW PAINT
8. NEW FURNITURE
9. NEW PLUMBING
10. NEW ELECTRICAL
11. NEW MECHANICAL
12. NEW LANDSCAPE
13. NEW SITEWORK
14. NEW UTILITIES
15. NEW SECURITY
16. NEW ACCESSIBILITY
17. NEW SUSTAINABILITY
18. NEW WELLBEING
19. NEW COMMUNITY
20. NEW CULTURE
21. NEW INNOVATION
22. NEW LEADERSHIP
23. NEW PARTNERSHIP
24. NEW TRANSPARENCY
25. NEW ACCOUNTABILITY
26. NEW ETHICS
27. NEW VALUES
28. NEW BELIEFS
29. NEW ATTITUDES
30. NEW BEHAVIOURS
31. NEW EMOTIONS
32. NEW SENSES
33. NEW THOUGHTS
34. NEW FEELINGS
35. NEW ACTIONS
36. NEW REACTIONS
37. NEW RESPONSES
38. NEW ADAPTATIONS
39. NEW TRANSFORMATIONS
40. NEW EVOLUTIONS
41. NEW REINFORCEMENTS
42. NEW STRENGTHENINGS
43. NEW SUPPORTS
44. NEW FOUNDATIONS
45. NEW BASES
46. NEW PLATFORMS
47. NEW STAGES
48. NEW ARENAS
49. NEW THEATRES
50. NEW AUDITORIUMS
51. NEW CONFERENCES
52. NEW MEETINGS
53. NEW EVENTS
54. NEW CELEBRATIONS
55. NEW OCCASIONS
56. NEW MOMENTS
57. NEW EXPERIENCES
58. NEW JOURNIES
59. NEW ADVENTURES
60. NEW DISCOVERIES
61. NEW EXPLORATIONS
62. NEW RESEARCH
63. NEW INQUIRIES
64. NEW QUESTIONS
65. NEW ANSWERS
66. NEW SOLUTIONS
67. NEW STRATEGIES
68. NEW TACTICS
69. NEW METHODS
70. NEW TECHNIQUES
71. NEW TOOLS
72. NEW EQUIPMENT
73. NEW MATERIALS
74. NEW SUPPLIES
75. NEW SERVICES
76. NEW SUPPORTS
77. NEW RESOURCES
78. NEW CAPABILITIES
79. NEW POTENTIAL
80. NEW OPPORTUNITIES
81. NEW CHALLENGES
82. NEW RISKS
83. NEW UNCERTAINTIES
84. NEW COMPLEXITIES
85. NEW AMBIGUITIES
86. NEW CONTRADICTIONS
87. NEW PARADOXES
88. NEW TENSIONS
89. NEW CONFLICTS
90. NEW RESOLUTIONS
91. NEW SETTLEMENTS
92. NEW AGREEMENTS
93. NEW COOPERATIONS
94. NEW COLLABORATIONS
95. NEW PARTNERSHIPS
96. NEW ALLIANCES
97. NEW NETWORKS
98. NEW COMMUNITIES
99. NEW SOCIETIES
100. NEW CIVILIZATIONS

S96 MODIFICATIONS TO DA:
AMENDMENT
WINTERGARDEN FORMED
BY ADDITION OF FRAMELESS
GLASS DOORS
NEW INTERNAL APARTMENT
DIVISIONS

LEVEL 4

PTW Architects
100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 318/319, 320/321, 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2264/2265, 2266/2267, 2

NOTE

This is a detailed architectural floor plan of the 10th floor of the World Trade Center. The plan shows the layout of the Twin Towers and the connecting skybridge. The towers are oriented with their long sides facing each other, and the skybridge connects them at the 10th floor level. The plan includes numerous rooms, corridors, and structural details. Room numbers are visible throughout the plan. A scale bar at the bottom left indicates a distance of 200 feet. The plan is oriented with North at the top.

[illegible]

2.1.3 Under Modification

RESEARCHER'S NAME:

Table 11. Mean Values of the Parameters

Acquiring bank

451, 453 501, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918,

1954

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S96 MODI

AMENDMENT

AMENDMENT

1000

WINTERGARD

BY ADDITION

GLASS DC

NEW INTE

DIVISIONS

[illegible]

LEVEL

TEST

Editor: Margaret A. Anderson

1. The first step is to identify the problem or question that needs to be answered.

100

CROSS STREET

LEVEL 5

\$96 MODIFICATIONS TO DA:
AMENDMENT
WINTERGARDEN FORMED
BY ADDITION OF FRAMELESS
GLASS DOORS
NEW INTERNAL APARTMENT
DIVISIONS

PTW Architects
714.933.8222
1000 S. 8th Street, Suite 200
San Jose, CA 95128

[illegible]

NOTE:
 ATTACHMENTS & ENVELOPS TO BE COVERED AT A LATER DATE.

This is a detailed architectural floor plan of the 10th floor of the World Trade Center. The plan shows the layout of the Twin Towers and the connecting structures. The left tower (1 World Trade Center) and the right tower (2 World Trade Center) are shown with their respective room numbers and internal layouts. The connecting structures, including the Oculus and the Oculus Annex, are also depicted. The plan includes numerous rooms, corridors, elevators, and stairs. A scale bar at the bottom left indicates a distance of 100 feet. The plan is oriented with North at the top.

CROSS STREET

[illegible]

\$96 MODIFICATIONS TO DA:
AMENDMENT
WINTERGARDEN FORMED
BY ADDITION OF FRAMELESS
GLASS DOORS
NEW INTERNAL APARTMENT
DIVISIONS

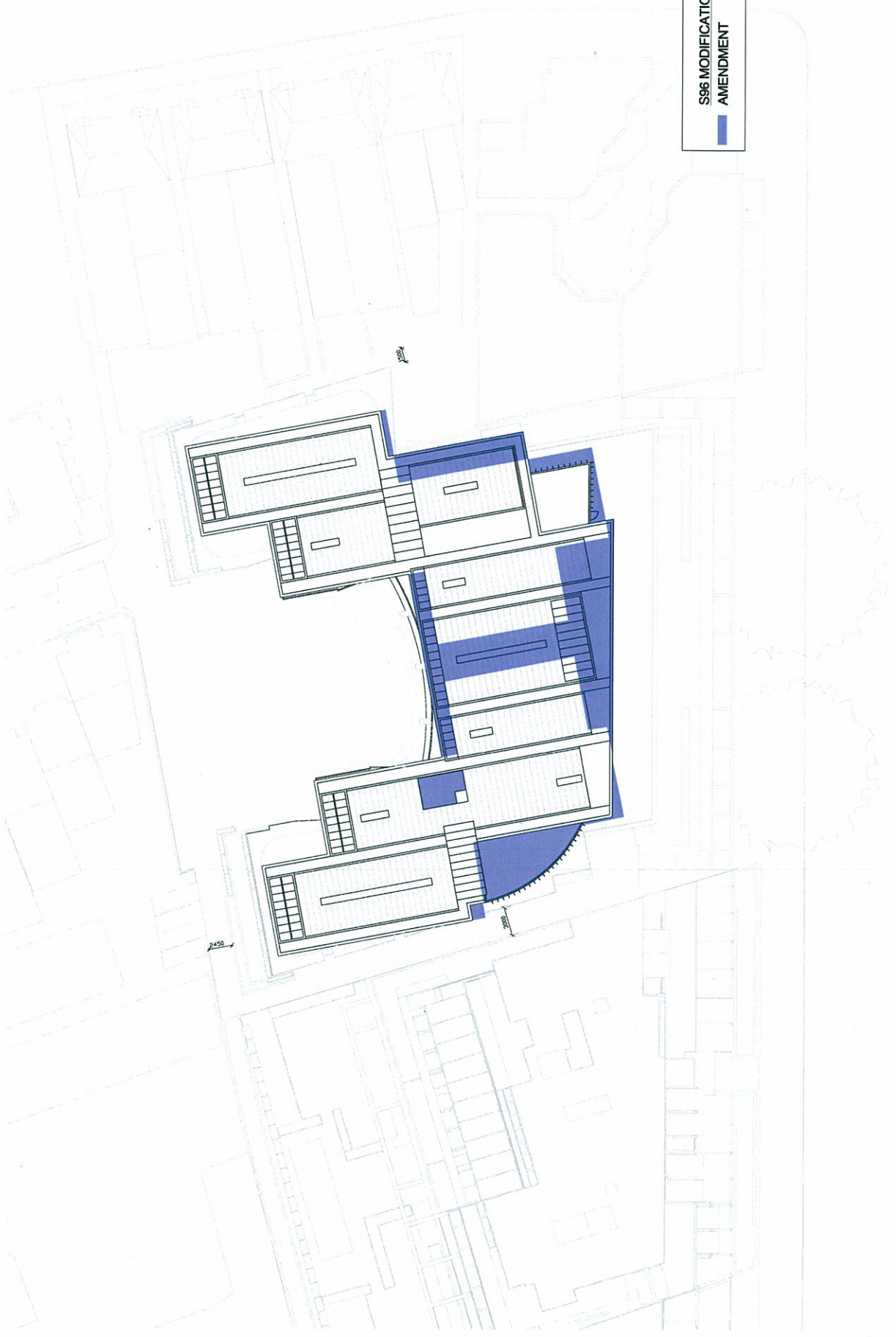
LEVEL 6

Project: Double Bay Cross St 25 CROSS STREET, DOUBLE BAY	Client: Stanborough Pacific Group AGN 352 140 660 975	30/03/12	Job No: 210 032	Draw No: DA205/1	LEVEL 6 PLAN	REVISION #1 ISSUE FOR S96	1:200	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PTW Architects
Level 17, 8 Connaught Dr
Sydney, NSW 2000, Australia
T +61 2 9230 1677
F +61 2 9230 1686
www.ptw.com.au

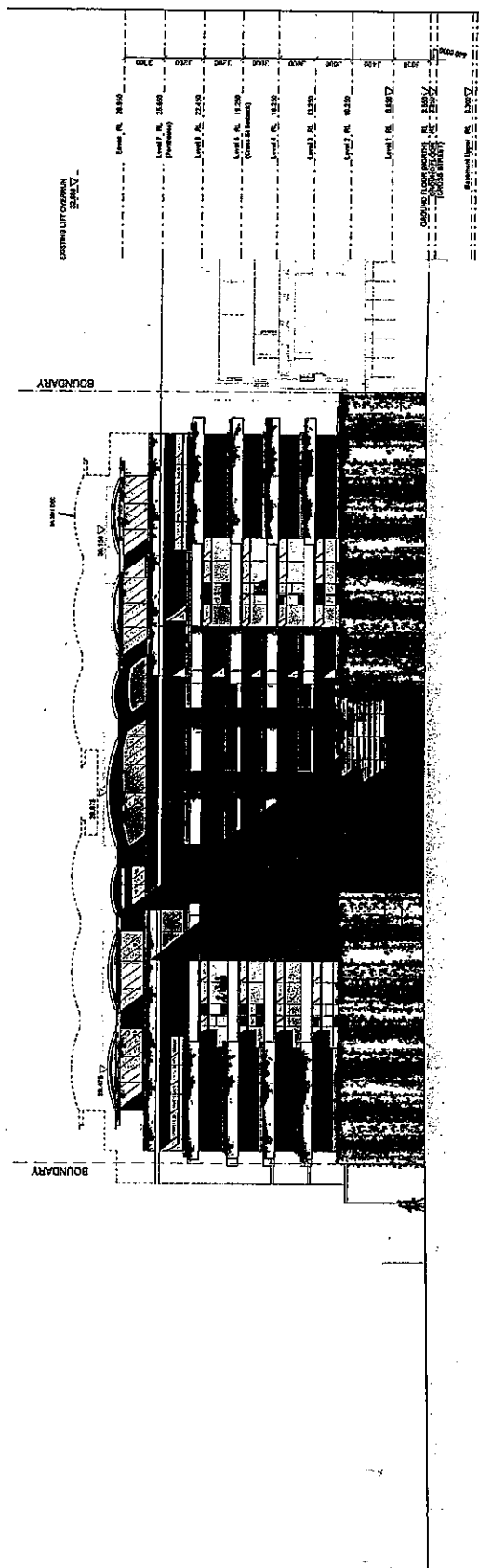
NOT FOR CONSTRUCTION

DO NOT SCALE FROM DRAWINGS.
CONSTRUCTION DIMENSIONS SHALL BE THE GOVERNOR OF RECORD.
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
NOTE: DIMENSIONS - DIMENSIONS OF THE SHEDS SHOWN ARE PROVIDED BY CLIENT TO BE CONFIRMED AT A LATER DATE.

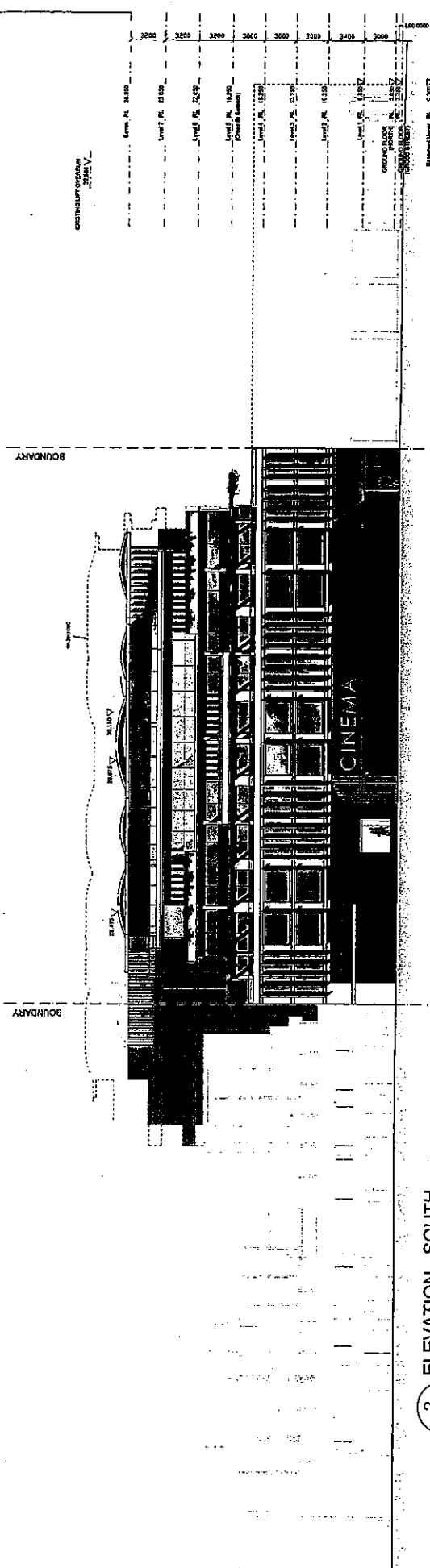


S96 MODIFICATIONS TO DA:
AMENDMENT

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWING



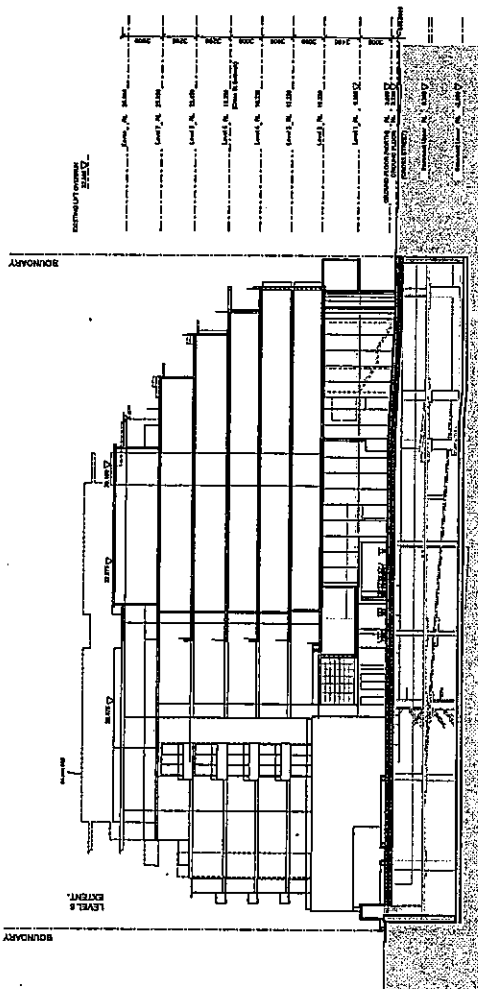
1 ELEVATION - NORTH
- SCALE 1:200



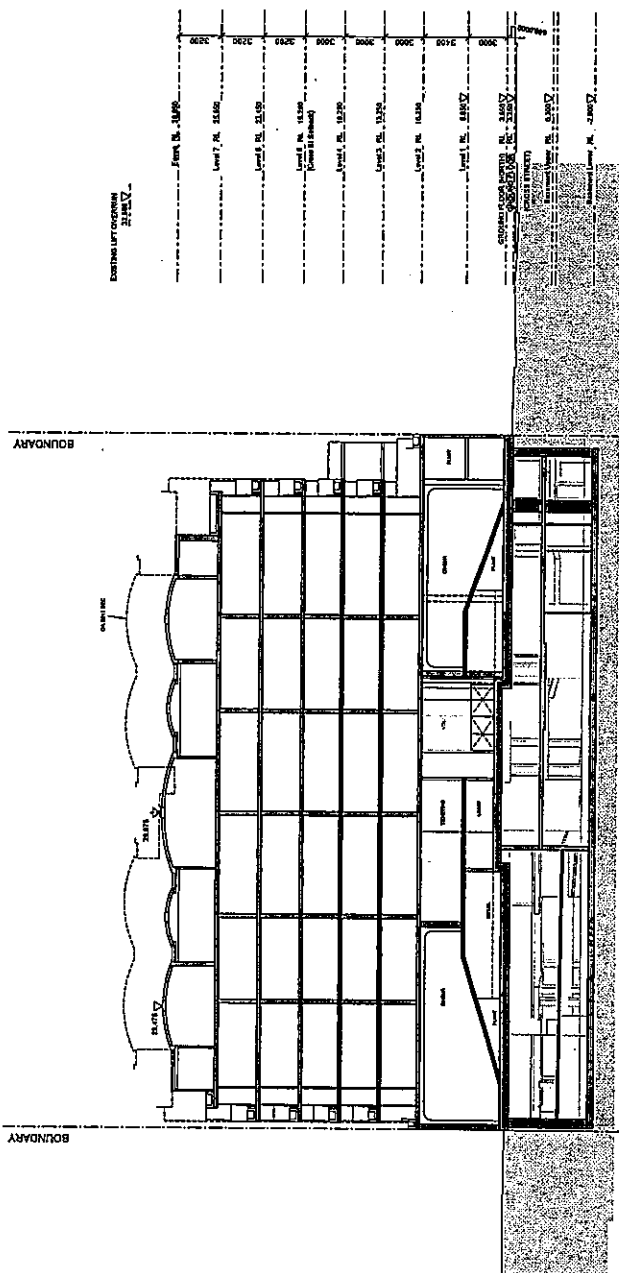
2 - ELEVATION - SOUTH
SCALE 1:200

THE COMPANIES AT A GLANCE

Southgate St
10 Aberdeen
T 9 813 8222 M477
F 4 811 5274 4128



1 SECTION A-A'
- SCALE 1:200



2 SECTION B-B'
- SCALE 1:200

ANNEXURE 2

REFERRAL RESPONSE – URBAN DESIGN

FILE NO: DA 671/2010/2

ADDRESS: 33 Cross Street DOUBLE BAY 2028

PROPOSAL: Internal and external modifications to the approved mixed use building. The two basement car parking levels and the first two levels containing the 5 cinemas and retail premises of the ground level and level 1 will not be altered. The external modifications include the provision of modified balconies/winter gardens to levels 2-7 and additional area to level 6 fronting Cross Street (matching the floor area for Level 6 prior to its deletion). Levels 2-7 will also be internally reconfigured to increase the number of units from 64 (as approved by the deletion of Level 6) to 74 units including 36 x 1 bedroom, 17 x 2 bedroom and 23 x 3 bedroom over the 7 level building.

FROM: Tom Jones Urban Design Planner

Information

Section 96 Modification of Development Approval by GSA Planning April 2012
Architectural drawings: PTW drawings as per DA approval amended to illustrate modification requested in Section 96 and conditions of approval.

Background

This is a modification to an approved DA

Context

As Per DA

Proposal

Modifications to layout providing more apartments

Controls

State Environmental Planning Policy 65: Design Quality of Residential Flat Development
Woollahra Local Environment Plan 1995 (WLEP)
Woollahra Residential Development Control Plan 2003 (WRDCP)
Access Development Control Plan (ADCP)
Parking Development Control Plan 2011 (PDCP)
Waste Not Development Control Plan (WNDP)

Urban Design Review

The proposed amendments are supported. The reworking of the layout to provide extra units produces a suitable unit mix and provides satisfactory amenity. There are no significant adverse impacts.

Recommendation

Approval

ANNEXURE 3

Firstname Lastname	Company	Streetaddress	Suburb	email
Michael Bartlett		12A/53 Ocean Avenue	DOUBLE BAY NSW 2028	michael.bartlett@live.com
Evan James Williams	C/- Mrs W M Williams	3/69 Bay Street	DOUBLE BAY NSW 2028	ejames.williams@hotmail.com
Miriam A Lewin		3/2 Holt Street	DOUBLE BAY NSW 2028	Mlewin@monte.nsw.edu.au
Tom Dickson		63a Waiora Avenue	BONDI NSW 2026	tom@ways.org.au
Miranda Marshall		3/3 Bradley Avenue	BELLEVUE HILL NSW 2023	cartif_67@hotmail.com
Dr M M Lawrie		32/351 Edgecliff Road	EDGECLIFF NSW 2027	malcolm.lawrie@bigpond.com
Peter Crossing		23/177 Bellevue Road	BELLEVUE ROAD NSW 2028	peter@crossings.com.au
Lavinia Chrystal		2/52 Wunulla Road	POINT PIPER NSW 2027	chrystal@bigpond.net.au
Roger J Perry		6/276 New South Head Road	DOUBLE BAY NSW 2028	roger.perry@bigpond.com
Gray Saberton		1a/81 Darling Point Road	DARLING POINT NSW 2027	graysaberton@hotmail.com
Janina Mansberg		11/45 Cross Street	DOUBLE BAY NSW 2028	mansbergfamily@hotmail.com
Costa & Despina Vrisakis		327 Edgecliff Road	WOOLLAHRA NSW 2025	vrisakis@ozemail.com
Sara Jose		PO Box 1583	DOUBLE BAY NSW 1360	sara1888@hotmail.com
Patrick & Helen Hutcheon		45/177 Bellevue Road	DOUBLE BAY NSW 2028	hyhutch@zipworld.com.au
Dimitry Scales		222 New South Head Road	DOUBLE BAY NSW 2028	dimsims49@bigpond.com
Elizabeth & Pike Talbert		12b March Street	BELLEVUE HILL NSW 2023	entalbert@bigpond.com
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Brad Weintaub		34A Cross Street	DOUBLE BAY NSW 2028	dbff@bigpond.com
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Dara & Farnaz Minbashian		14/45 Cross Street	DOUBLE BAY NSW 2028	nazy@ozemail.com.au
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C Gilman		34/351 Edgecliff Road	EDGECLIFF NSW 2027	cmg23@bigpond.com
Vicky Harper		29 Roslyndale Avenue	WOOLLAHRA NSW 2025	vickyharper@gmail.com
Josie Ashton		3/19 Ocean Avenue	DOUBLE BAY NSW 2028	josie.ashton@hotmail.com
Mark Lewkovitz		30/351 Edge,off Road	EDGECLIFF NSW 2027	Mark.Lewkovitz@morganstanley.com
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Dr Joan Hocking		19 Gladswood Gardens	DOUBLE BAY NSW 2028	joanhocking@aapt.net.au

Joan Langham

Jurgen Ryck

Mary Fisher

Karin Olah

Philip Mason

Bill Blackshaw

Kay Ingleton

Ann Nolan

Jan Dunn

Katherine Hocking

Robert Barry

C Grubb

Elizabeth Terrili

Neil Macpherson

Serena Herson

P Baldwin

Liz Blogg

Nik Robinson

Tony & Chris Froggatt

Bronwyn & Michael Shirley

Doug Endersbee

Deborah Tresise

Tim Colless

John Balhausen

I & S Hardy

Karren Greer

Geoff Wilson

Simon Sheller

Susan Harvey

Michael Fung

Venitia Babbington-Lees

Virginia Parson

Virginia Rundle

Nicolette Eisdell

P J & A V McLeod

Michael Bray

Wendy Cohen

Helen Sharwood

PO 54

8/48 William Street

25 William Street

61 Epping Road

PO Box 1684

16 Ginahgulla Road

3/31-33 William Street

5/6 Carlotta Road

703/349 New South Head Road

1/5 Gladswood Gardens

DOUBLE BAY NSW 1360

DOUBLE BAY NSW 2028

DOUBLE BAY NSW 2028

DOUBLE BAY NSW 2028

DOUBLE BAY NSW 2028

BELLEVUE HILL NSW 2023

DOUBLE BAY NSW 2028

DOUBLE BAY NSW 2028

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Hilarie Smith
Catherine Bishop
Kate McFadyen
Charlotte Feldman
Virginia Stubbs
Tim Samway

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Tim.Samway@hyperion.com.au