

Annexure 1

Architectural plans and elevations

An aerial photograph of a densely populated urban area, likely a coastal city. The image shows a high concentration of residential buildings with red-tiled roofs, interspersed with green trees and vegetation. A large body of water is visible in the upper right corner, featuring a marina with numerous boats docked. A winding road or highway cuts through the urban landscape, and a large, light-colored industrial or commercial building is prominent in the lower right quadrant. The overall scene depicts a complex urban environment with a mix of residential, commercial, and recreational spaces.



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Accreditation no.: VIC/BDAB/12/1473
Certificate date: 02 August 2017
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Hydraulic

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Level 6, 89 York St, Sydney , NSW 2000
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Refer to Finishes and Components Schedule for detailed code descriptions

NOTE: THE ABBREVIATIONS ARE BASED ON AS 1100.101 1992 AND AS 1100.301-2008 WITH ADDITIONAL TYPICAL ABBREVIATIONS NOT COVERED IN THESE STANDARDS

DRAWING LIST			
Sheet Number	Sheet Name	Current Revision Date	Current Revision
0000 - 0999 - TITLE PAGE/LOCATION PLAN			
DA0000	DRAWING SCHEDULE / SITE LOCATION PLAN	31/07/17	F
1000 - 1099 - DEMOLITION PLANS			
DA1000	DEMOLITION PLAN - EXISTING SITE PLAN	27/07/17	C
1100 - 1199 - SITE PLANS			
DA1100	SITE ANALYSIS	27/07/17	B
DA1110	PROPOSED SITE PLAN	27/07/17	E
DA1200	SOLAR STUDY PLANS - 9AM TO 12 PM	27/07/17	F
DA1201	SOLAR STUDY PLANS - 1PM TO 3PM	27/07/17	C
DA1210	SOLAR STUDY - EYE OF SUN - 9AM TO 12PM	27/07/17	D
DA1211	SOLAR STUDY - EYE OF SUN - 1PM TO 3PM	27/07/17	C
DA1220	SOLAR STUDY - SHADOW DIAGRAMS	27/07/17	D
DA1221	SOLAR STUDY - SHADOW DIAGRAMS	27/07/17	C
2000 - 2199 - FLOOR PLANS			
DA2000	BASEMENT PLAN	27/07/17	J
DA2001	GROUND LEVEL PLAN	27/07/17	K
DA2002	LEVEL 1 FLOOR PLAN	27/07/17	G
DA2003	LEVEL 2 TO 4 FLOOR PLAN	27/07/17	G
DA2006	LEVEL 5 FLOOR PLAN	27/07/17	H
DA2007	LEVEL 6 FLOOR PLAN	27/07/17	I
DA2008	ROOF PLAN	27/07/17	I
3000 - 3099 - ELEVATIONS			
DA3000	ELEVATIONS - NORTH & EAST	31/07/17	I
DA3001	ELEVATIONS - NORTH WEST AND SOUTH	31/07/17	H
DA3002	ELEVATIONS - SOUTH WEST & NORTH WEST	31/07/17	H
3100 - 3199 - SECTIONS			
DA3100	SECTION 1	31/07/17	F
DA3101	SECTION 2	31/07/17	F
3200 - 3299 - PERSPECTIVES			
DA3200	Photomontage 1	27/07/17	B
DA3201	Photomontage 2	27/07/17	B
4000 - 4999			
DA4100	GFA CROSS VENTILATION & SOLAR ACCESS	31/07/17	I
DA4200	UNIT TYPES DIAGRAMS	27/07/17	E
DA 4300	BASIX THERMAL COMFORT INCLUSIONS	27/07/17	C
5000 - 5099 - ADAPTABLE UNITS			
DA5000	ADAPTABLE TYPE 1	27/07/17	C
6000 - 6999			
DA6002	MATERIALS BOARD	27/07/17	B
TOTAL : 29			

A ACRY ACRYLIC
ACUST ACOUSTIC
ACC ACCESSIBLE
ADH ADHESIVE
ADJ ADJACENT
AF ACCESS FLOOR
AGGR AGGREGATE
AHD AUSTRALIAN HEIGHT DATUM
A/C AIR CONDITIONER
AL ALUMINUM
AMOT AMENDMENT
AO ACCESS OPENING
AP ACCESS PANEL
APD AGRICULTURAL PIPE DRAIN
APPROX APPROXIMATE
ARQ ARCH-RESISTANT
ASB ASBESTOS
ASP ASPHALT
AT ACOUSTIC TILING
AUTO AUTOMATIC
AUX AUXILIARY
AVG AVERAGE

B BASIN
BC BOOKCASE
BD BOARD
BHD BULKHEAD
BIT BITUMEN
BK BRICK
BLKT BLANKET
BLK BLOCKWORK
BL BUILDING LINE
BLDG BUILDING
BLDR BUILDER
BLK BLOCK
BM BENCHMARK
BN BULLNOSE
BOL BOLLARD
BOT BOTTOM
BPL BASEPLATE
BRKT BRACKET
BT BOUNDARY TRAP
BTH BATH
BV BRICK VENEER
BWK BRICKWORK
BWU BOILING WATER UNIT

C COOKER
CA CONTACT ADHESIVE
CAB CABINET
CAD COMPUTER-AIDED DESIGN/DRAFTING
CANV CANVAS
CANT CANTILEVER
CAP CAPACITY
CAV CAVITY
CB CONCRETE BLOCK
CC CHEMICAL CLOSET
C/C CENTRE TO CENTRE
CCTV CLOSED-CIRCUIT TELEVISION
C/D CLOSURE DRYER
CEM CEMENT
CF CONCRETE FLOOR
CFC COMPRESSED FIBRE CEMENT
CG CLIG GLASS
CGD CORNER GUARD
CGS CORRUGATED GALVANIZED STEEL
CH CHUTE
CH CLOTHES HOOK
CHAM CHAMFER
CHS CIRCULAR HOLLOW SECTION
CHNL CHANNEL
CI CAST IRON
CIP CAST IRON PIPE
CIRC CIRCLE
CJ CONSTRUCTION/CONTROL JOINT
CK CLOCK

CL	CENTRE-LINE
CLUKG	CAULKING
COMMS	COMMUNICATIONS
CLNR	CLEANER
CNR	CORNER
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
COORD	COORDINATING
CORR	CORRUGATED
CPT	CARPET
CP	CHROME-PLATED
CUP	CUPBOARD
CPB	CHARGING POINT BICYCLE
CPV	CHARGING POINT VEHICLE
CT	CEMENT RENDER
CT	CERAMIC TILE
CSK	COUNTERSUNK
CSK	CLEANERS SINK
CTR	CONTOUR
CV	CONTROL VALVE
CW	COLD WATER
CWT	COLD-WATER TANK
CYL	CYLINDER
D	DOOR
DET	DETAIL
DIA	DIAMETER
DIG	DIAGONAL
DM	DIMENSION
DIST	DISTANCE
DPC	DAMP-PROOF COURSE
DRG	DRAWING
DRG NO	DRAWING NUMBER
DB	DISTRIBUTION BOARD
DSB	DISTRIBUTION SWITCH-BOARD
DT	DISCONNECTOR TRAP
DR	DRAINING FOUNTAIN
DD	DOUBLE GLAZING
DH	DOUBLE HUNG
DP	DOWNPIPE
DPC1	DAMP-PROOF COURSE
DPM	DAMP-PROOF MEMBRANE
DW	DISHWASHER
E	EACH
EJ	EXPANSION JOINT
EG	EAVES GUTTER
ELEC	"ELECTRIC, ELECTRICAL"
ELEV	ELEVATION
ENG	ENGINEER
EMT	EASEMENT
EQUV	EQUIVALENT
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXH	EXHAUST
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERNAL
F	FEMALE
FA	FIRE ALARM
FB	FACE BRICK
FD	FIRE DOOR
FE	FIRE EXTINGUISHER
FH	FIRE HYDRANT
FHR	FIRE HOSE RECKREEL
FP	FIRE INDICATOR PANEL
FR	FIXED GLASS
FR	FIRE RESISTANT
FREQ	FREQUENCY
FSP	FLOOR SUMP
FWD	FORWARD
FWK	FRAMEWORK
FC	FIBROUS CEMENT
FF	FINISHED CEILING LEVEL
FCU	FAN COIL UNIT
FFL	FINISHED FLOOR LEVEL

GA	GENERAL ARRANGEMENT
GALV	GALVANIZE
GI	GALVANIZED IRON
GIP	GALVANIZED IRON PIPE
GM	GAS METER
GPO	GENERAL PURPOSE OUTLET
GC	GARBAGE CHUTE
GD	GRADED DRAIN
GT	GREASE TRAP
GT	GULLY TRAP
GV	GATE VALVE
GFL	GLAZED EARTHENWARE
GL	GROUND FLOOR LEVEL
GL	GROUND LINE
GRANO	GRANOLITHIC
GRC	GLASS-REINFORCED CONCRETE
GRP	GLASS-REINFORCED PLASTIC
H	HYDRANT
HBD	HARDBOARD
HCR	HARDCORE
HC	HOSE COCK
HD	HAND DRYER
HR	HAND RAIL
HEX	HEXAGON
HMR	HIGH MOISTURE RESISTANCE
HORIZ	HORIZONTAL
HP	HYDRANT POINT
HT	HEIGHT
HTR	HEATER
HW	HOT WATER
HWU	HOT WATER UNIT
HWD	HARDWOOD
HYD	HYDRAULIC
ID	INSIDE DIAMETER
IL	INVERT LEVEL
INC	INCORPORATE
IND	INDICATOR
INSUL	INSULATED OR INSULATION
INT	INTERNAL
INV	INVERT
IO	INSPECTION OPENING
IP	INSPECTION PIT
ISO	INTERNATIONAL ORGANIZATION FOR STANDARDIZATION
IT	INTERCEPTOR TRAP
JT	JOINT
JUNC	JUNCTION
KJ	KEYED JOINT
KB	KERB
LNO	LINOLEUM
LDG	LANDING
LDRY	LAUNDRY
LG	LENGTH
LC	LINEN CHUTE
LNG	LINING
LNGS	LONGITUDINAL
LV	LOW VOLTAGE
LVR	LOUVRE
M	MALE
AX	MAXIMUM
MECH	MECHANICAL
MOF	MEDIUM DENSITY FIBREBOARD
MIN	MIRROR
MIN	MINIMUM
MISC	MISCELLANEOUS
MPLY	MARINE PLY
MRPBD	MOISTURE RESISTANT PLASTERBOARD
MRMDF	MOISTURE RESISTANT MEDIUM DENSITY FIBREBOARD
MSB	MAIN SWITCHBOARD
MSRY	MASONRY
MS	MILD STEEL

N	NEG NO NPS NP NOM NOT TO SCALE NICKEL PLATED	NUMBER NOMINAL NOT TO SCALE NICKEL PLATED
O	O OA OD OE OG OH OP OPP OFC OFF-FORM CONCRETE OVERSIZE	OVEN OVERALL OUTSIDE DIAMETER OVERFLOW OBSCURE GLASS OVERHEAD OPPOSITE OFF-FORM CONCRETE OVERSIZE
P	PT PF PAR PATT PBN PB PRB PC PED PFC PE PLY PREFAB PRELIM PRESS FSS PTD PTFE PTN PVA PVC	PAINT PAINT FINISH PARALLEL PATTERN PUSH-BUTTON PIN BOARD PLASTERBOARD PRECAST CONCRETE PEDESTAL PARALLEL FLANGE CHANNEL PLATE GLASS PLYWOOD PREFABRICATED PRELIMINARY PRESSURE POLISHED STAINLESS STEEL PAPER TOWEL DISPENSER POLYETYLENEFLUOROETHYLENE PAPER TOWEL POLYVINYL ACETATE POLYVINYL CHLORIDE
Q	QTY QT	QUANTITY QUARRY TILE
R	R RA RAD RC RCP RECT REF REINF REQD RL RM RMW ROW RS RSH RSA RSC RSJ RV RL RS RSH RW RWI RWP	REFRIGERATOR RETURN AIR RADIUS REINFORCED CONCRETE REFLECTED CEILING PLAN RECTANGULAR REFERENCE REINFORCEMENT REQUIRED REDUCED LEVEL ROOM RECESSED MATT WELL RIGHT OF WAY ROLLER SHUTTER RECTANGULAR HOLLOW SECTION ROLLED-STEEL ANGLE ROLLED-STEEL CHANNEL ROLLED-STEEL JOIST RELIEF VALVE REDUCED LEVEL ROLLER SHUTTER RAINWATER HEAD RAINWATER OUTLET RAINWATER PIPE
S	S SCK SC SJ SCHED SCP SECT SFL SIT	SLIDING STOPCOCK SOLID CORE SAW-CUT JOINT SCHEDULE SATIN CHROME PLATED SECTION SMOKE DETECTOR STRUCTURAL FLOOR LEVEL SHEET

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SLAKE HOLLOW SECTION
SNA
SLIDING
SPECIFICATION
SPRINKLER
STANDPIPE
SOLAR HYDROPONIC PANEL
SOLAR PHOTOVOLTAIC PANEL
SPIGOT
SPREADER
SHOWER
STAINLESS STEEL
SATIN STAINLESS STEEL
SANDSTONE
SQUARE
STAIR
STANDARD
STERILIZER
STEEL
STOP VALVE
SEWER VENT PIPE
SWITCH
SWITCHBOARD
STORMWATER DRAIN
STORMWATER PIT
SYMMETRY

TIMBER
TONGUE AND GROOVED
TERRAZZO
TELEPHONE
TEMPERATURE
TEMPORARY
THICK
TOLERANCE
TOWEL RAIL
TOILET ROLL HOLDER
TELEVISION
TYPICAL
TERRAZZO

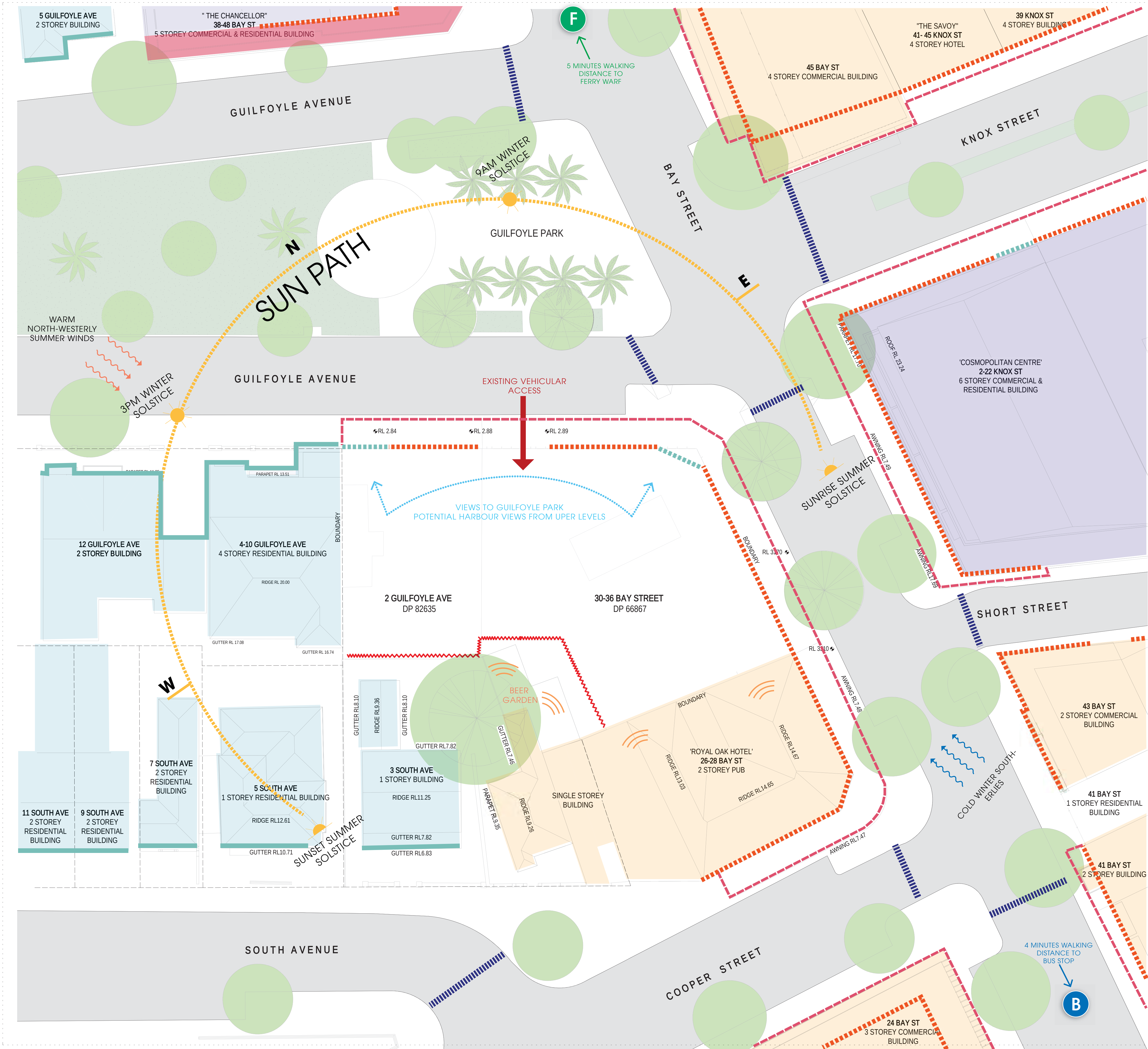
URINAL
UNIVERSAL BEAM
UNIVERSAL COLUMN
UNLESS NOTED OTHERWISE
UTILITY
UNDERSIDE

VINYL
VACUUM
VAPOUR BARRIER
VITRIFIED CLAY
VITRIFIED CLAY PIPE
VERTICAL
VOLUME
VERIFY ON SITE
VENT PIPE
VINYL TILES

WINDOW
WEATHERBOARD
WATER CLOSET
WASH (WITH COMBINATION FORM)
WATER MACHINE
WATER METER
WITHOUT
WATERPROOF MEMBRANE
WATERPROOF PLY
WASH TROUGH
WARDROBE
WESTERN RED CEDAR
WALL STIFFENER

Y
YG
YARD GULLY

PH-2 7901 3242			
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Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com			
T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title			
30-36 BAY ST & 2 GUILFOYLE AV DOUBLE BAY			
Drawing Title			
DRAWING SCHEDULE / SITE LOCATION PLAN			
Scale			1 : 100
Drawing Created (date)			10/05/16
Drawing Created (by)			Group GSA
Plotted and checked by			RT
Verified			RU
Approved			RU
Project No	Drawing No	Issue	
160279	DA0000	F	
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Amendments

Issue	Description	Date
A	ISSUED FOR INFORMATION	25/05/17
B	ISSUED FOR DA SUBMISSION	27/07/17

6.9

Average star rating

NATIONWIDEHOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

0001760850

Tracey Cools

VIC/BDAV/12/1473

02 August 2017

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architecture interior design urban design landscape

nom architect M. Sheldon 3990

Project Title

30-36 BAY ST & 2 GUILFOYLE AV

DOUBLE BAY

Drawing Title

SITE ANALYSIS

Scale

1 : 200

Drawing Created (date)

10/18/16

Drawing Created (by)

Group GSA

Plotted and checked by

RT

Verified

RU

Approved

RU

Project No

Drawing No

Issue

160279

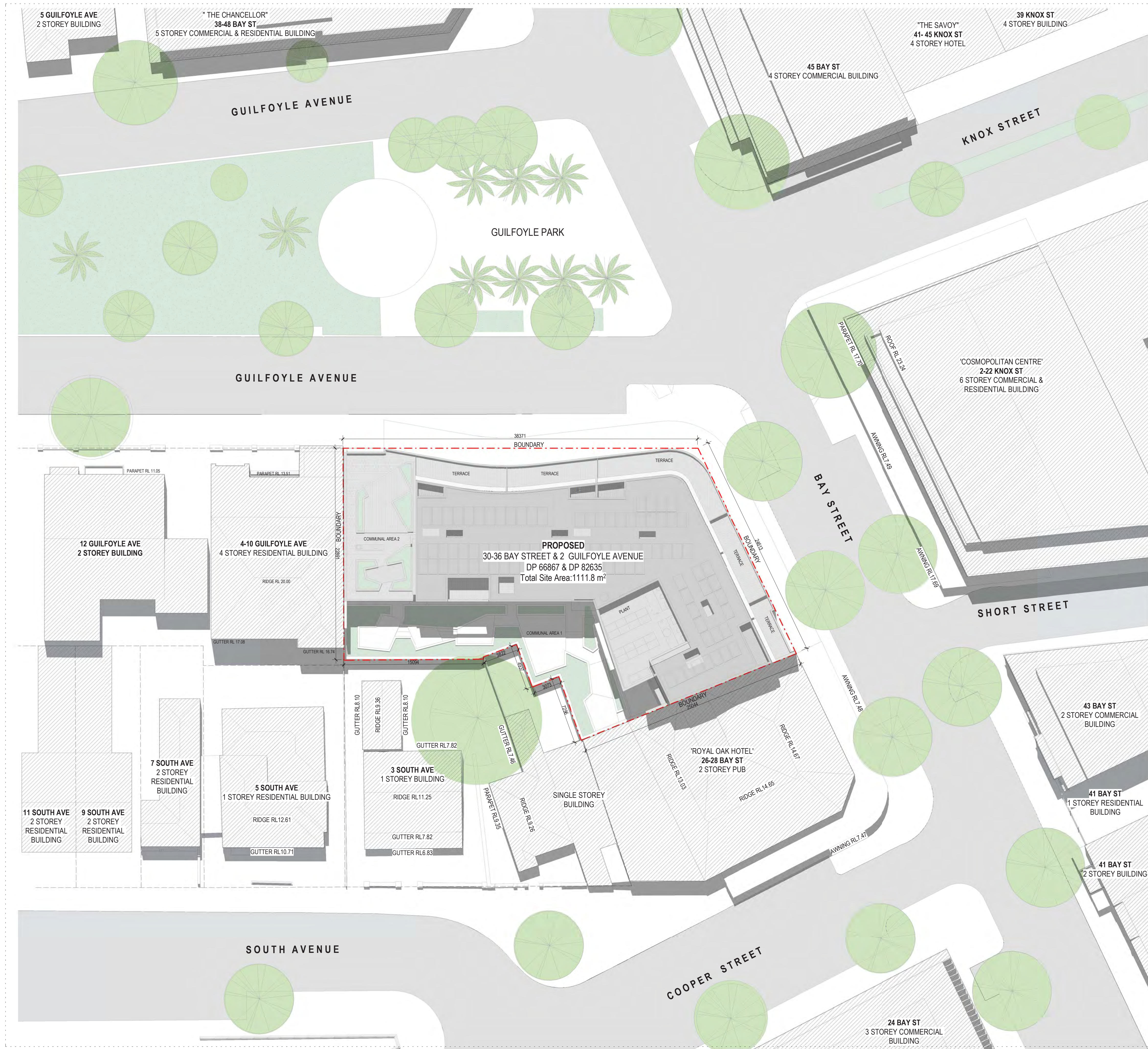
DA1100

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28/07/2017 10:07:29 AM



Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	19/05/17
B	ISSUED FOR INFORMATION	25/05/17
C	ISSUED FOR INFORMATION	13/06/17
D	ISSUED FOR INFORMATION	23/06/17
E	ISSUED FOR DA SUBMISSION	27/07/17

6.9

Average star rating

NATIONWIDE HOUSE

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- The Mack Group
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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title		
PROPOSED SITE PLAN		
Scale	1 : 200	
Drawing Created (date)	10/05/16	
Drawing Created (by)	Group GSA	
Plotted and checked by	RT	
Verified	RU	
Approved	RU	
Project No	Drawing No	Issue
160279	DA1110	E
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27/07/2017 4:21:23 PM

EXISTING - WINTER SOLSTICE - 21 JUNE



1 9AM EXISTNG
1:1000



2 10AM EXISTNG
1:1000



3 11AM EXISTING
1:1000



4 12PM EXISTING
1:1000

MASSING OF THE CURRENT LEP/DCP ENVELOPE CONTROL - WINTER SOLSTICE - 21 JUNE



5 9AM CURRENT CONTROL
1:1000



6 10AM CURRENT CONTROL
1:1000



7 11AM CURRENT CONTROL
1:1000



8 12PM CURRENT CONTROL
1:1000

PROPOSED - WINTER SOLSTICE - 21 JUNE



9 9AM PROPOSED
1:1000



10 10AM PROPOSED
1:1000



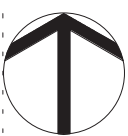
11 11AM PROPOSED
1:1000



12 12PM PROPOSED
1:1000



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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

SOLAR STUDY PLANS -
9AM TO 12 PM

Scale		As indicated
Drawing Created (date)		11/08/16
Drawing Created (by)		Group GSA
Plotted and checked by		RT
Verified		RU
Approved		RU
Project No	Drawing No	Issue

LEGEND:
SHADOW AREA GENERATED BY BUILDING LOCATED ON SITE (30-36 BAY ST & 2 GUILFOYLE AVE)
SHADOW AREA ABOVE THE CURRENT ENVELOPE CONTROL OF SITE (30-36 BAY ST & 2 GUILFOYLE AVE)
SHADOW PROFILE CAST BY MAXIMISED ENVELOPE CONTROLS

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EXISTING - WINTER SOLSTICE - 21 JUNE



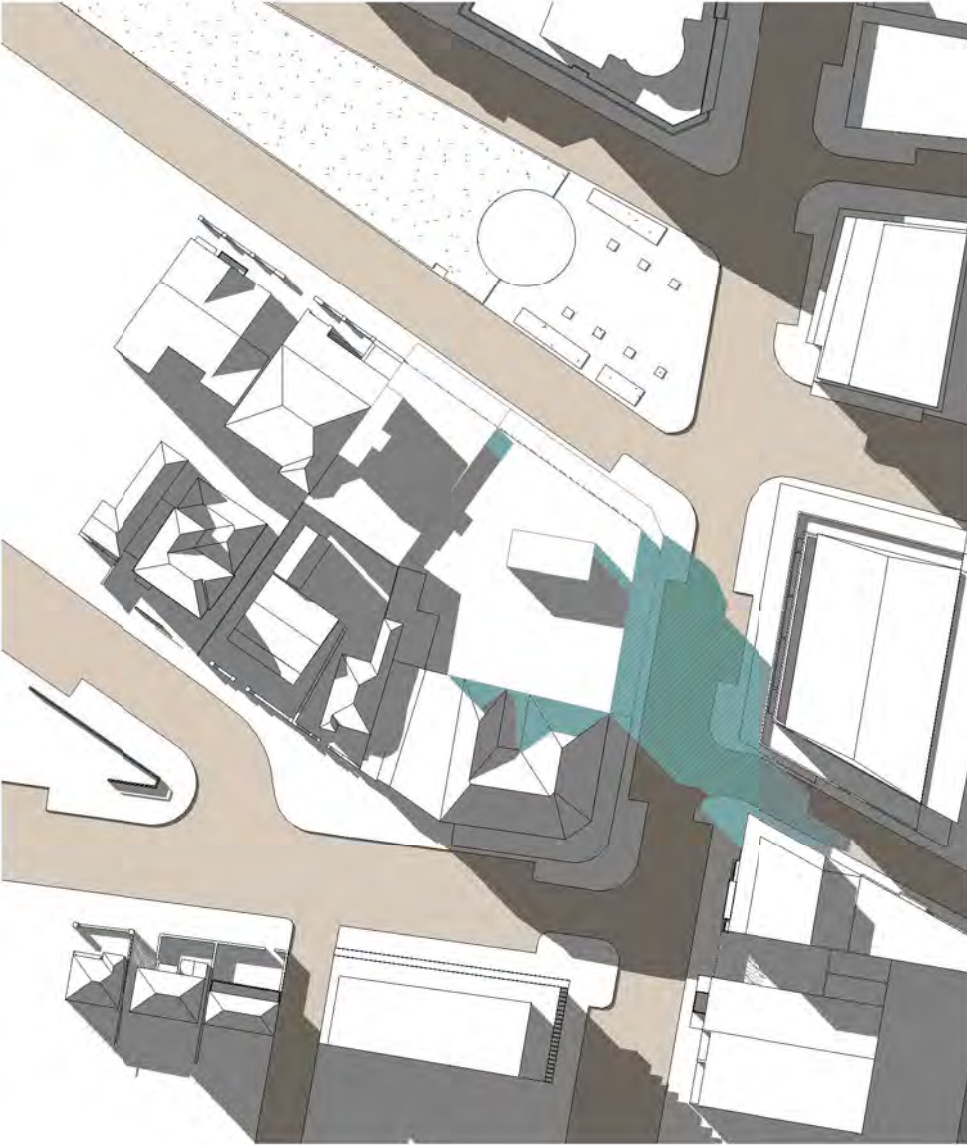
1 1PM EXISTING

1:1000



2 2PM EXISTING

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3 3PM EXISTING

1:1000

MASSING OF THE CURRENT LEP/DCP ENVELOPE CONTROL - WINTER SOLSTICE - 21 JUNE



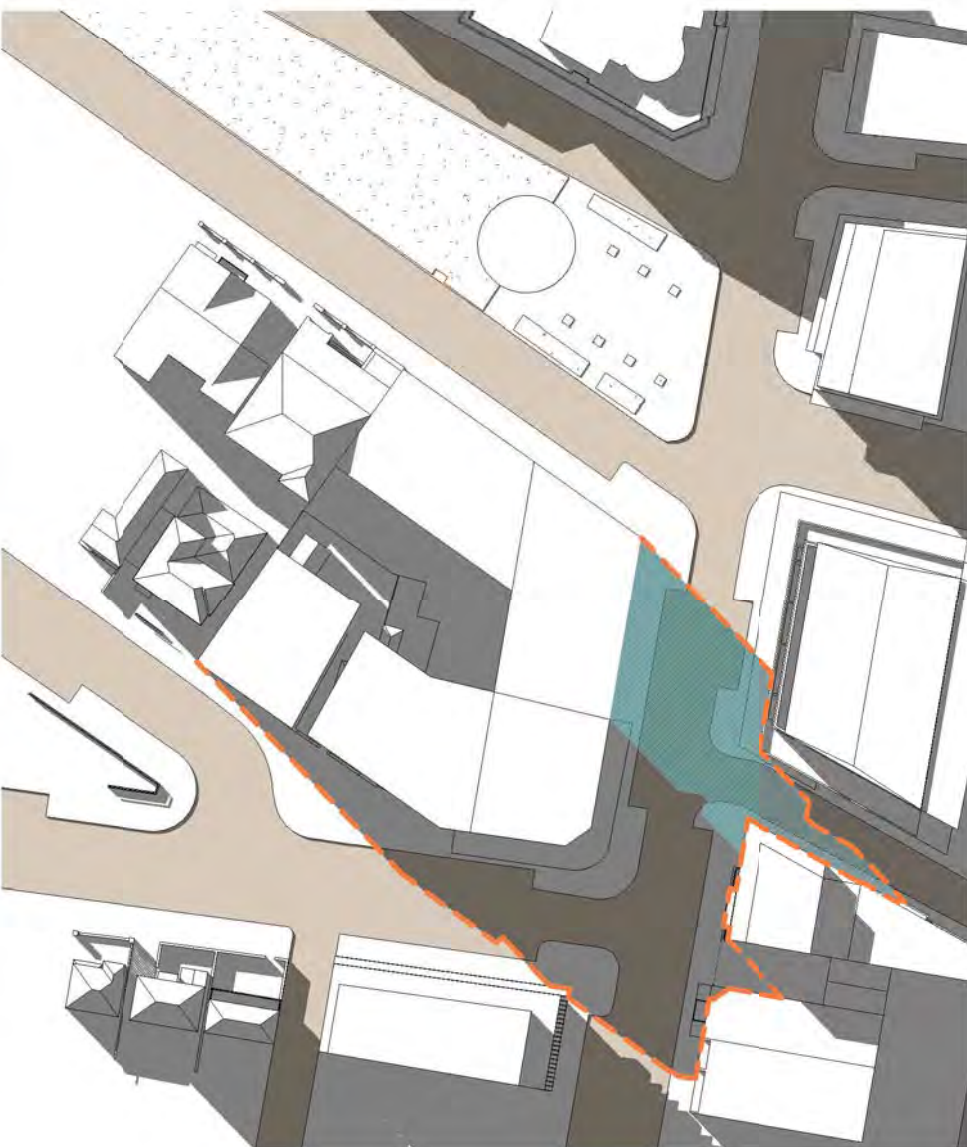
4 1PM CURRENT CONTROL

1:1000



5 2PM CURRENT CONTROL

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6 3PM CURRENT CONTROL

1:1000

PROPOSED - WINTER SOLSTICE - 21 JUNE



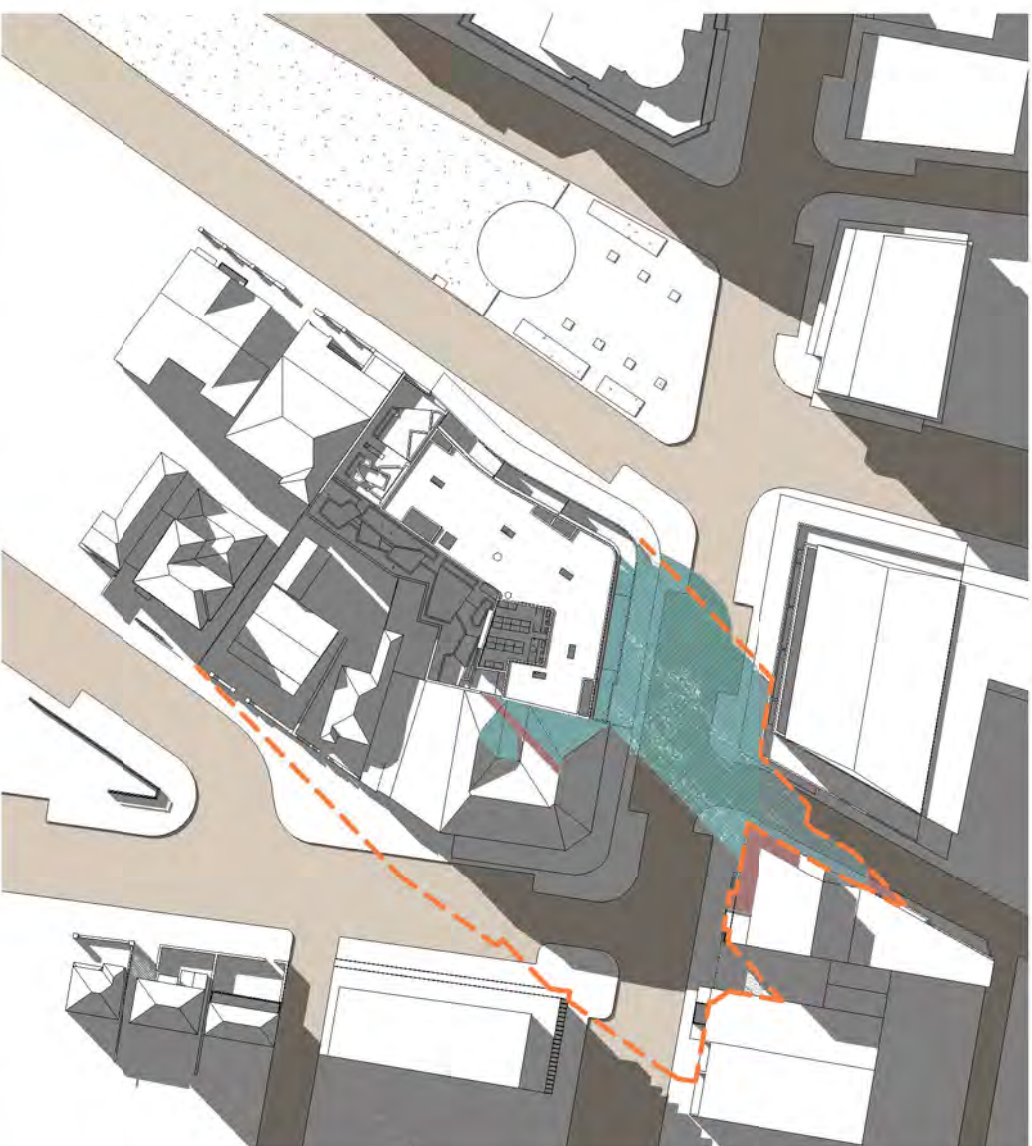
7 1PM PROPOSED

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8 2PM PROPOSED

1:1000

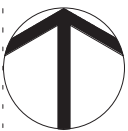


9 3PM PROPOSED

1:1000



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW 2028
www.nathers.gov.au



DA SUBMISSION

BCA - Access Consultant
Matt Shuter + Associates Suite 602, 26-30 Spring Street, Bondi Junction, NSW 2022 PH:02 9387 4441
Civil & Structural
SCP Consulting Pty Ltd Level 2, Danchen House, 507 Kent Street, Sydney, NSW 2000 PH 61 2 9267 9312 Electrical / Communications
Audio Systems Logic 5 Sarah St, Mascot, NSW 2020 PH: 2 9700 8669
Hydraulic
Insync Services Pty Ltd Level 6, 89 York St, Sydney, NSW 2000 PH 92623400
Lift Engineer
Elevated Consulting 353 Sussex St, Sydney, NSW 2000 PH:2 7901 3242
Mechanical
Thwaite Consulting Group Suite 4, 137 Bathurst st, Sydney, NSW 2000 PH: 2 9283 0019
Planner
Ingham Planning Pty Ltd 19/303 Pacific Hwy, Lindfield, NSW 2070 PH: 94169111
Waste Management
The Mack Group 2 Short Street, Leichhardt NSW 2040 Ph: 612 9550 0566
Client
ANKA DOUBLE BAY Pty Ltd Level 3, 179 - New South Head Rd, Edgecliff, Sydney, NSW 2027 Ph: 02 9302 3000

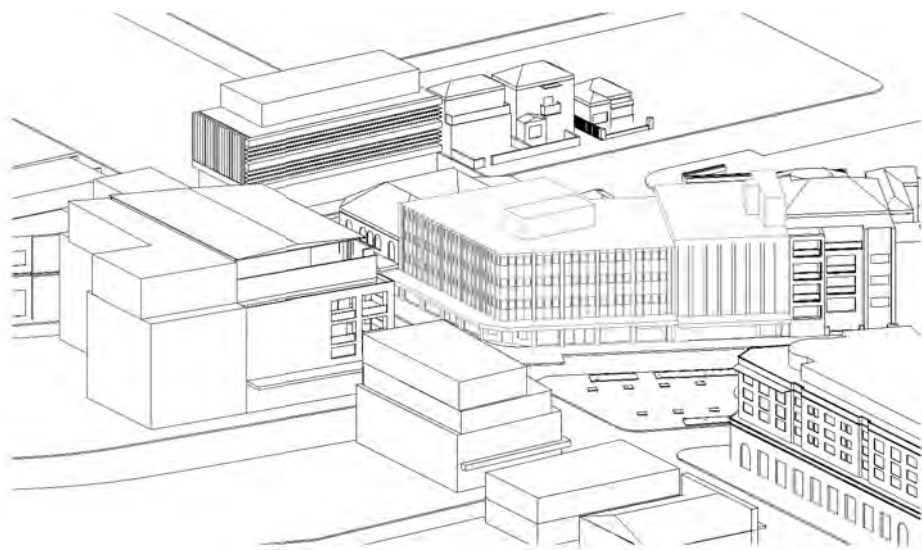


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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

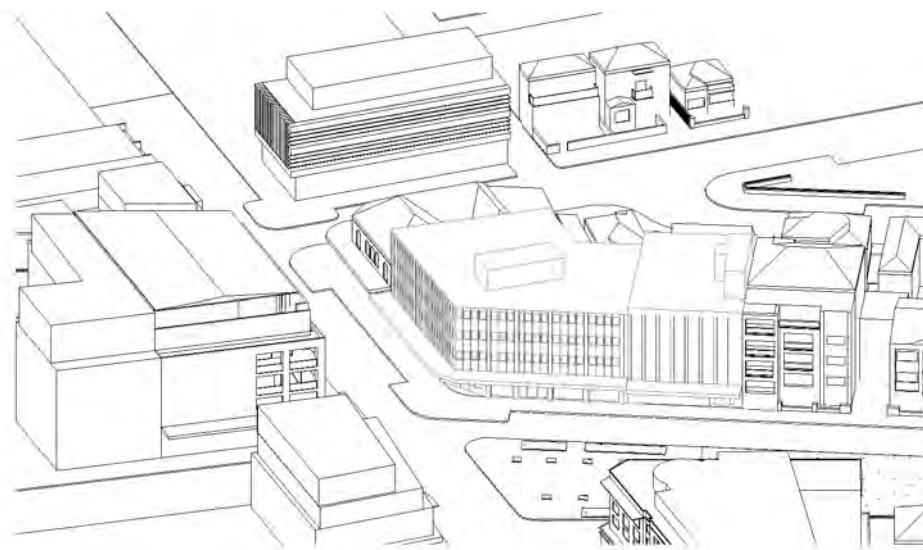
30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title		
SOLAR STUDY PLANS - 1PM TO 3PM		
Scale	As indicated	
Drawing Created (date)	09/06/16	
Drawing Created (by)	Group GSA	
Plotted and checked by	RT	
Verified	RU	
Approved	RU	
Project No	Drawing No	Issue
160279	DA1201	C
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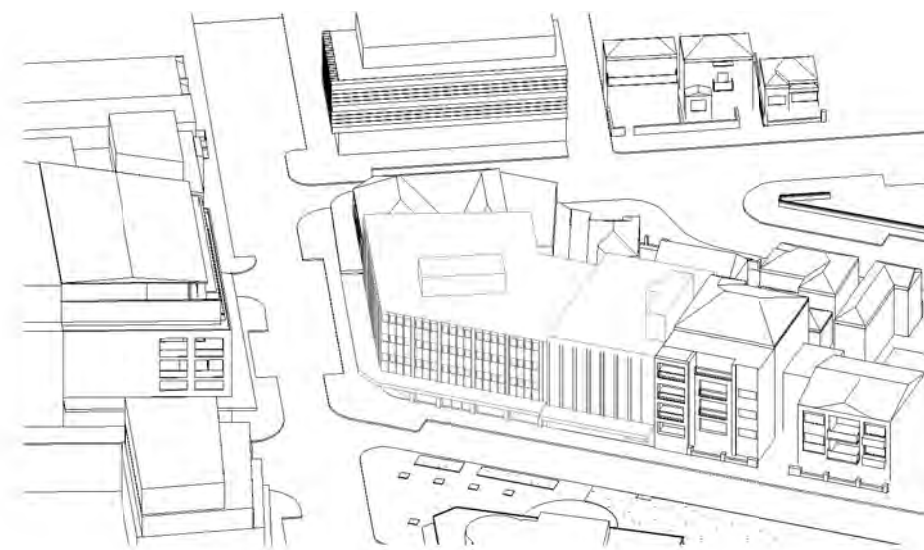
EXISTING - WINTER SOLSTICE - 21 JUNE
EYE OF SUN



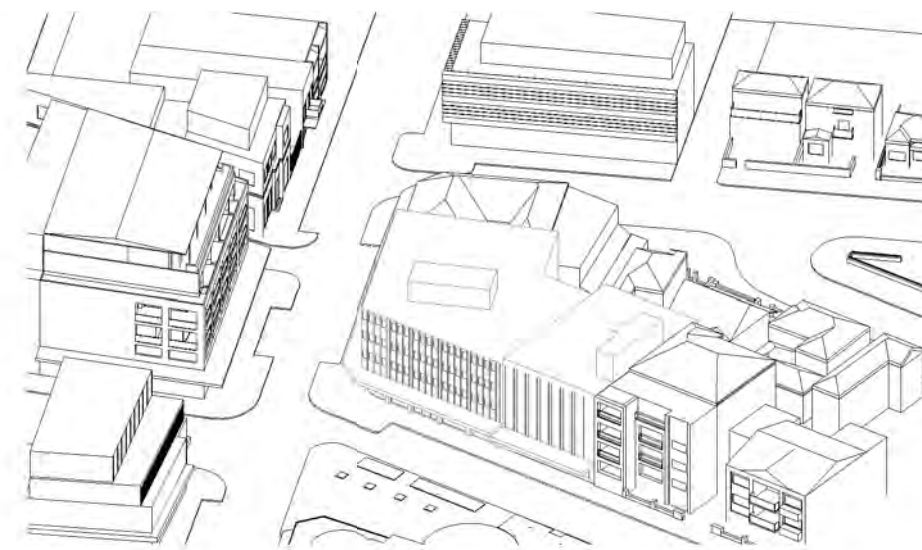
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2 10AM - EXISTING

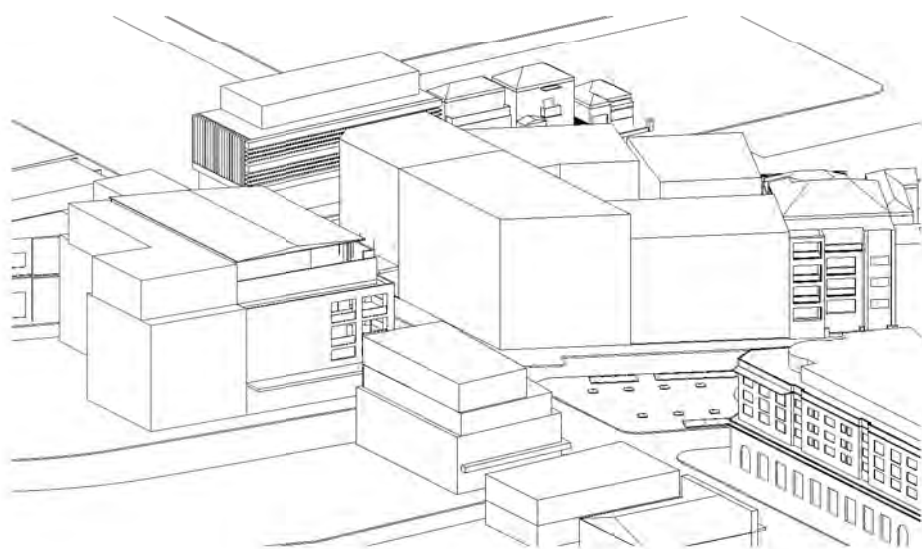


3 11AM - EXISTING

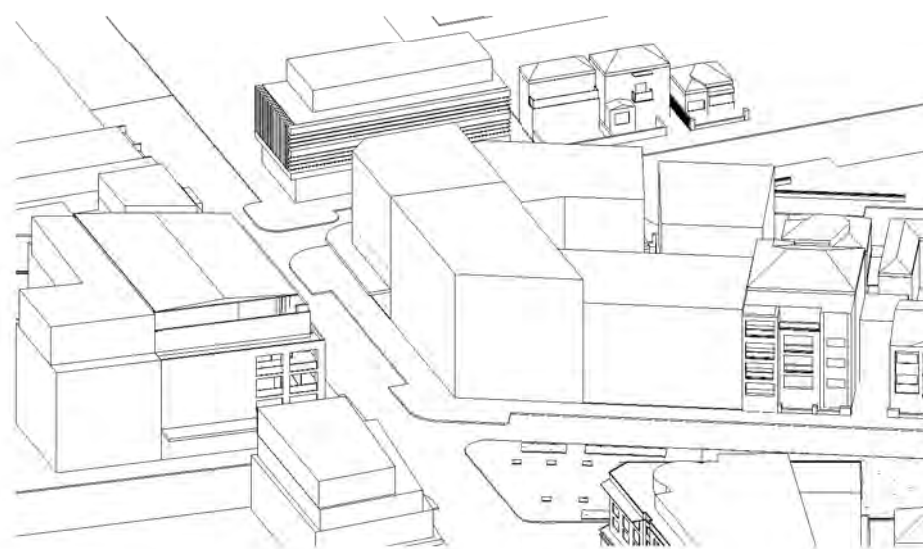


4 12PM - EXISTING

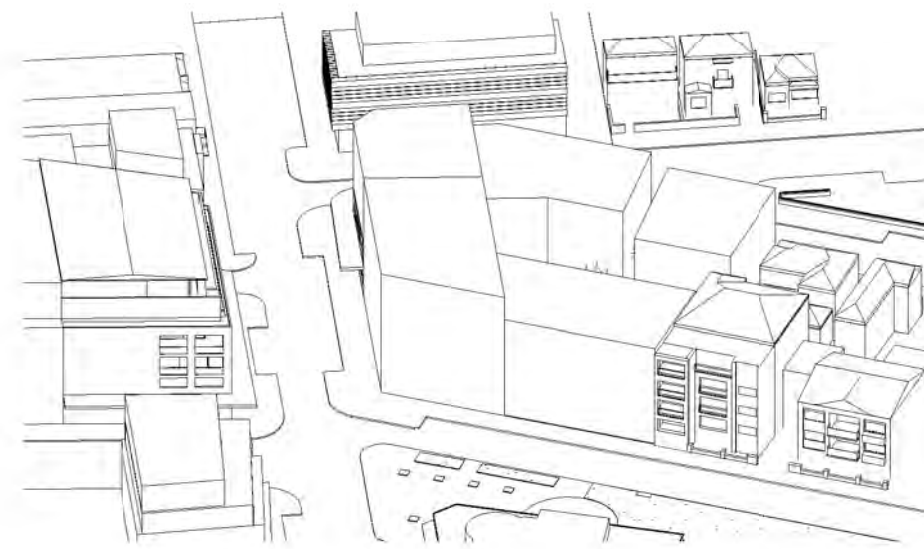
MASSING OF THE CURRENT ENVELOPE CONTROL - WINTER SOLSTICE - 21 JUNE
EYE OF SUN



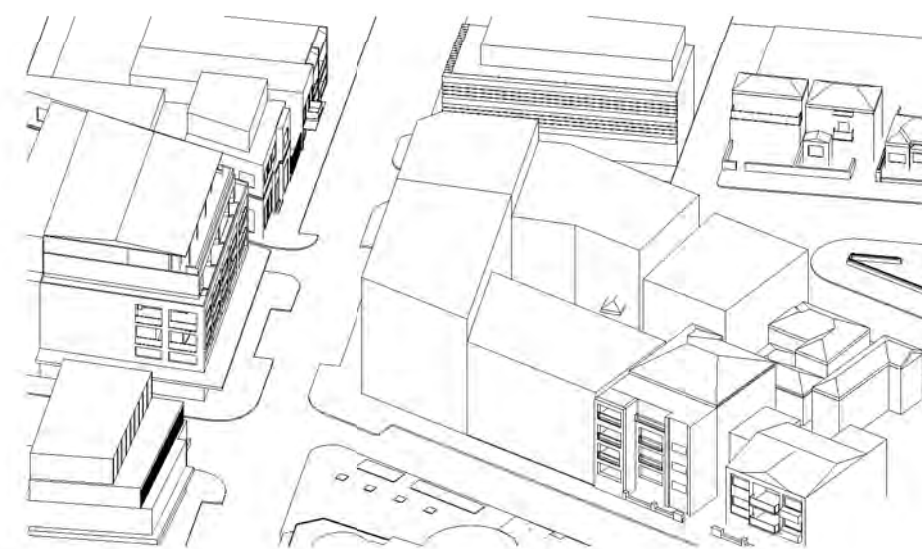
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6 10AM - CURRENT CONTROL

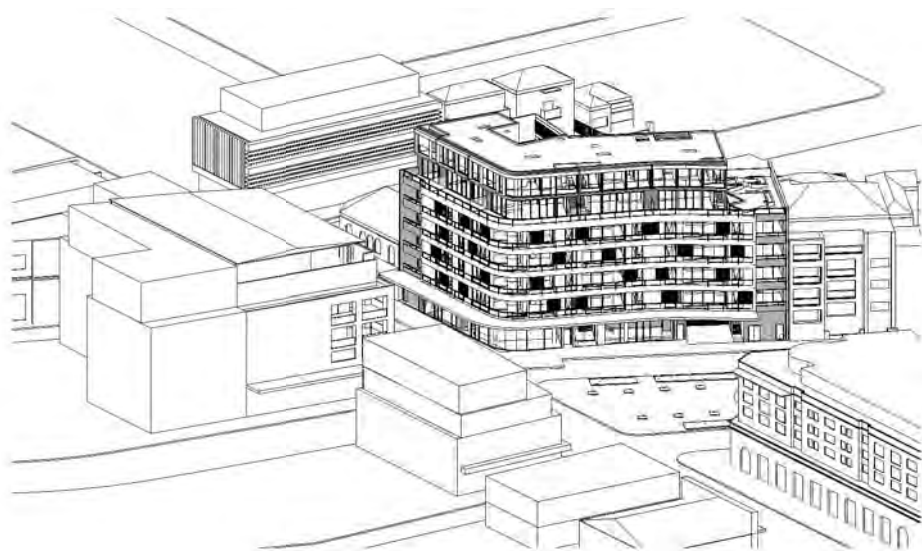


7 11AM - CURRENT CONTROL



8 12PM - CURRENT CONTROL

PROPOSED - WINTER SOLSTICE - 21 JUNE
EYE OF SUN



9 9AM - PROPOSED



10 10AM - PROPOSED



11 11AM - PROPOSED



12 12PM - PROPOSED



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDIV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
2028

www.nathers.gov.au



Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	10/05/17
B	ISSUED FOR INFORMATION	31/05/17
C	ISSUED FOR INFORMATION	13/06/17
D	ISSUED FOR DA SUBMISSION	27/07/17

DA SUBMISSION

BCA - Access Consultant

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title

SOLAR STUDY - EYE OF
SUN - 9AM TO 12PM

Scale

Drawing Created (date) 11/08/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

Approved RU

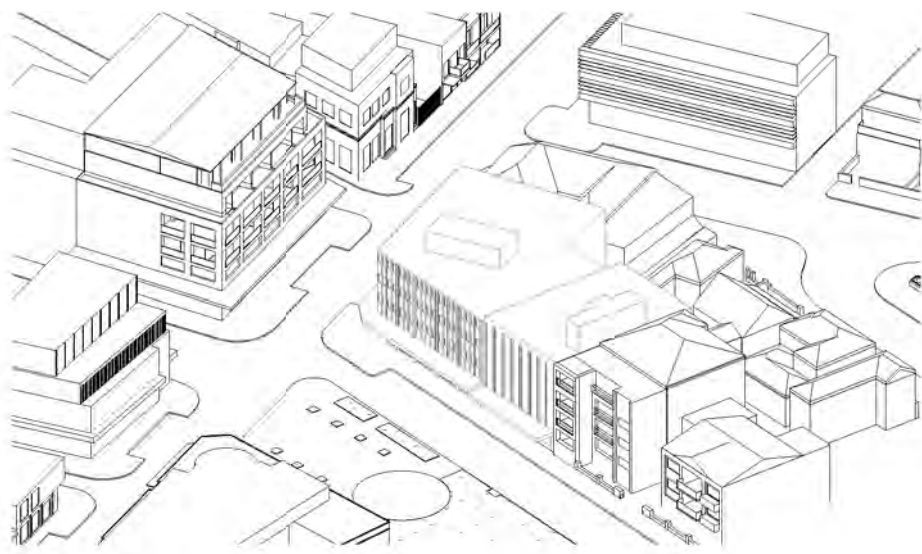
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160279 DA1210 D

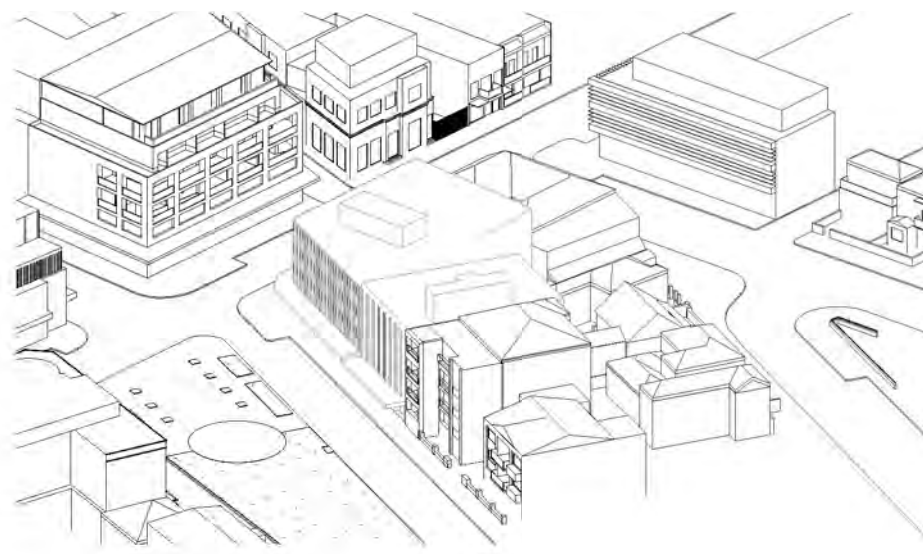
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27/07/2017 4:22:10 PM

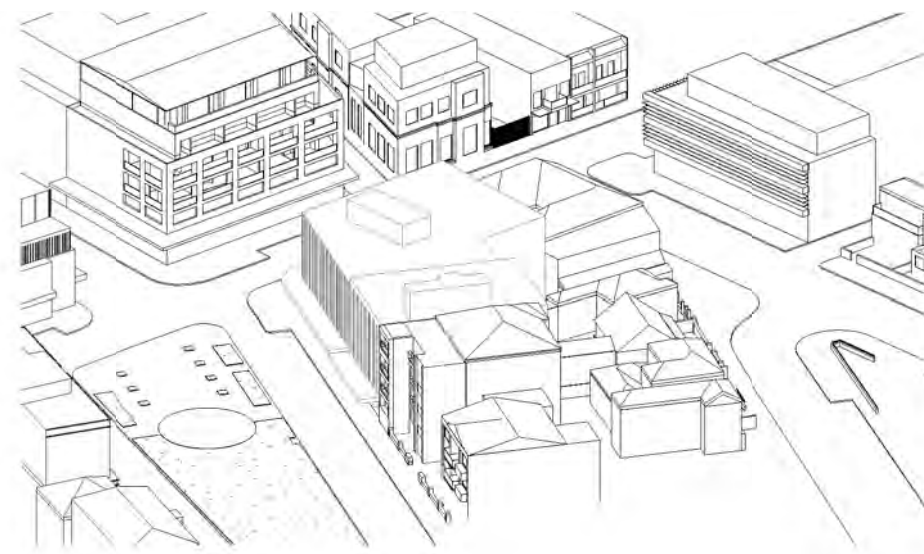
EXISTING - WINTER SOLSTICE - 21 JUNE
EYE OF SUN



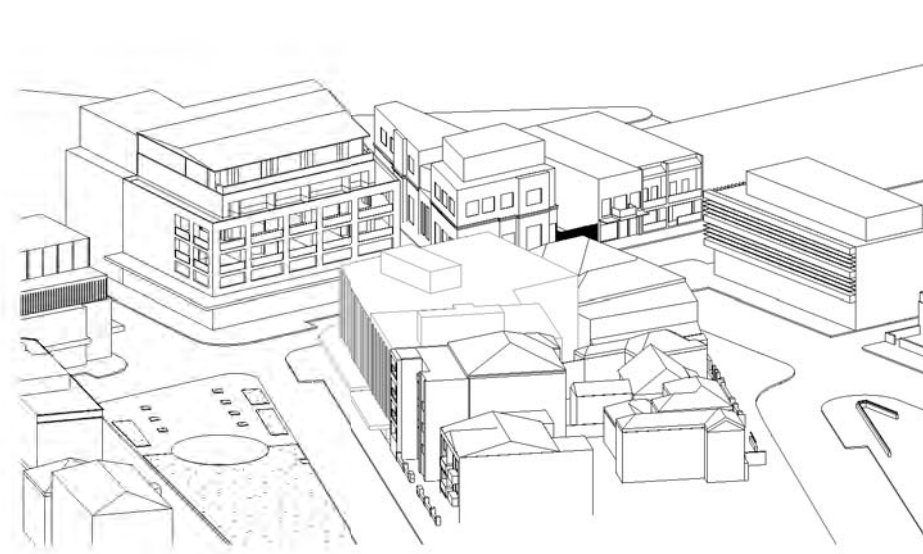
1 1PM - EXISTING



2 2PM - EXISTING

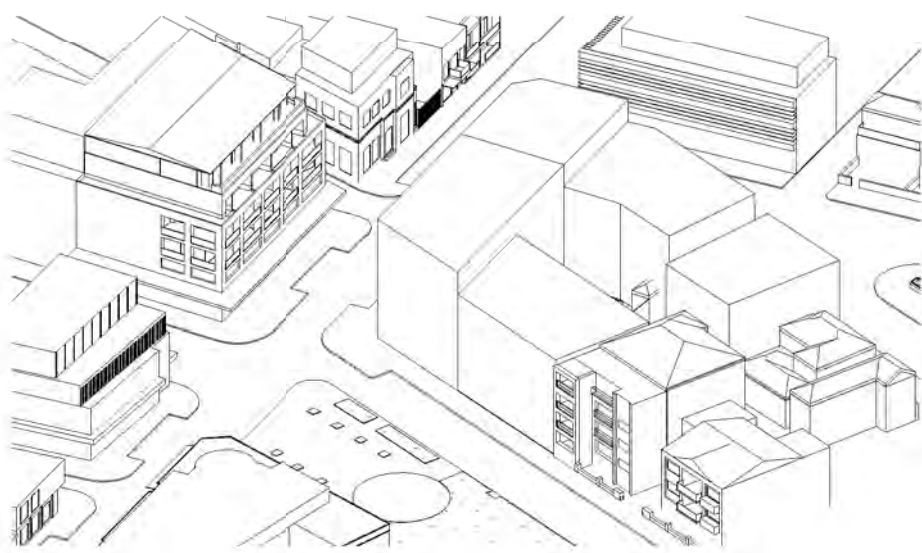


3 2 30 PM - EXISTING

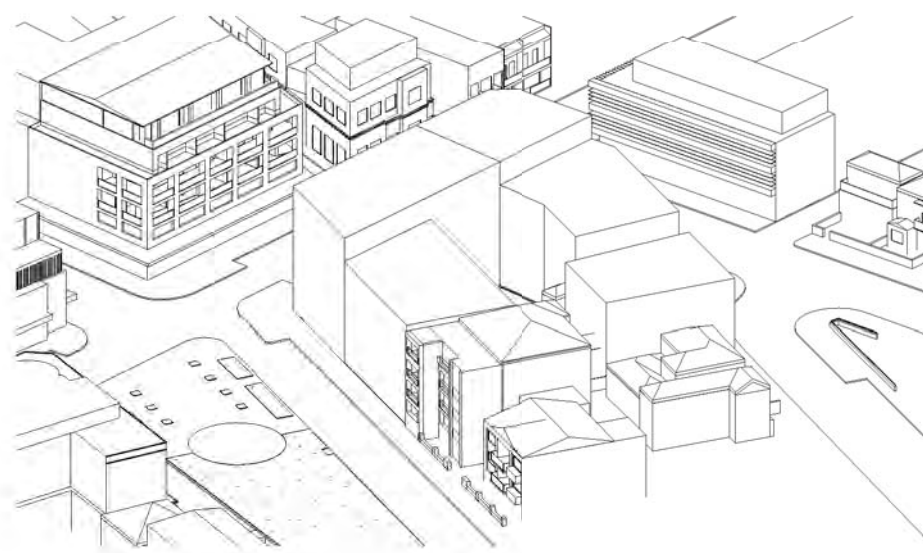


4 3PM - EXISTING

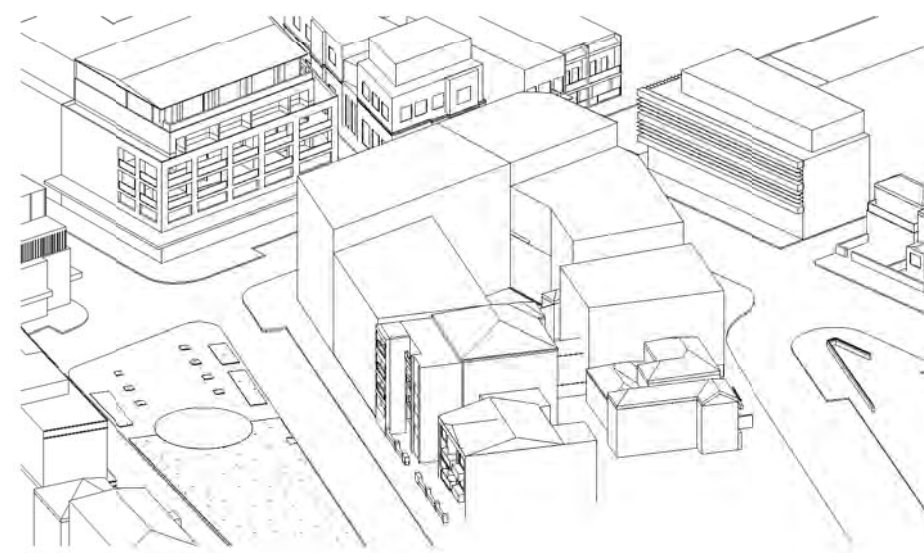
MASSING OF THE CURRENT ENVELOPE CONTROL - WINTER SOLSTICE - 21 JUNE
EYE OF SUN



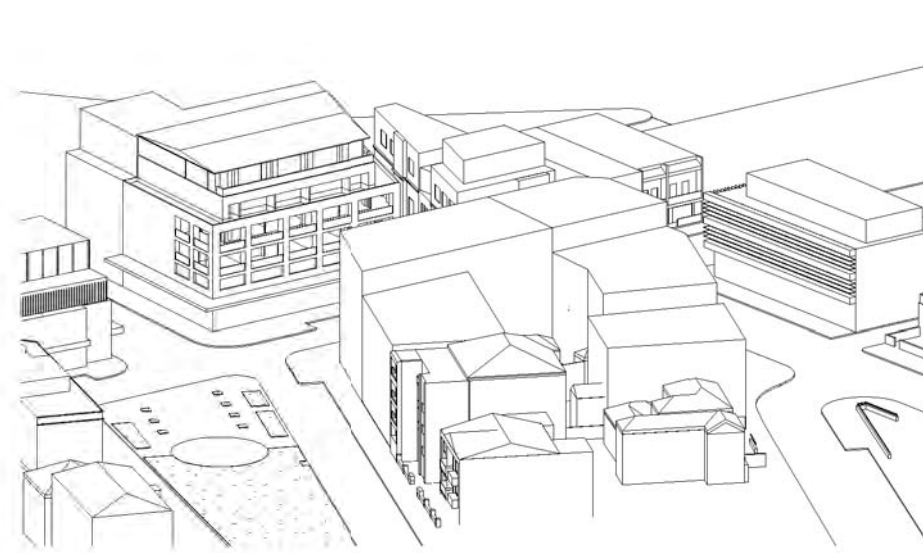
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6 2PM - CURRENT CONTROL

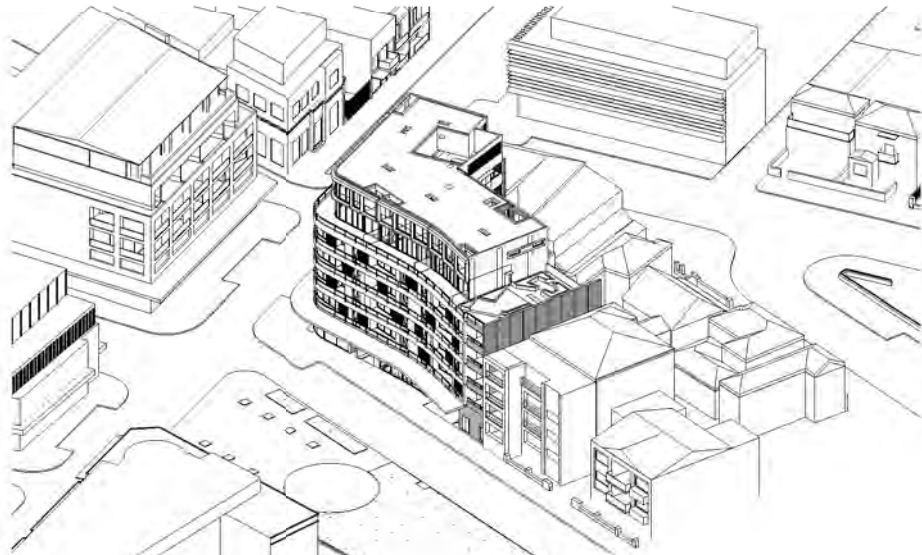


7 2 30PM - CURRENT CONTROL

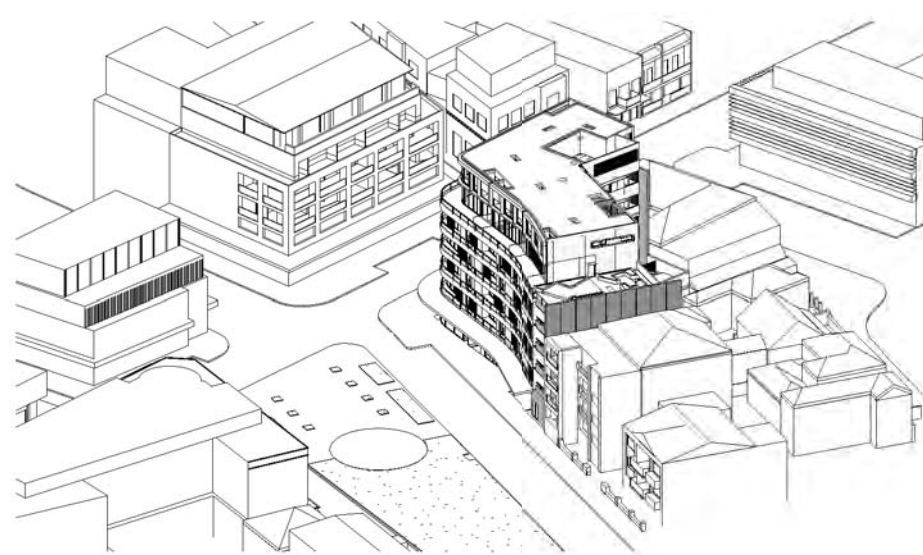


8 3PM - CURRENT CONTROL

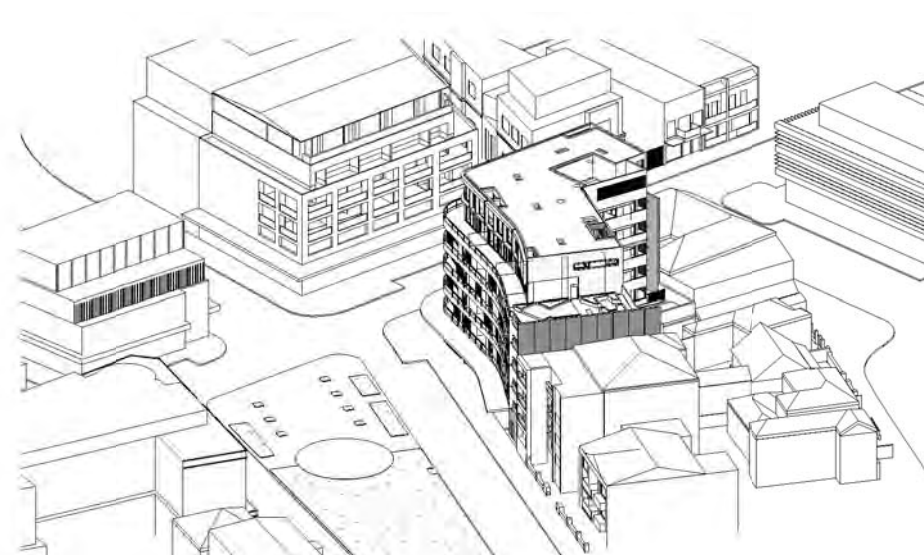
PROPOSED - WINTER SOLSTICE - 21 JUNE
EYE OF SUN



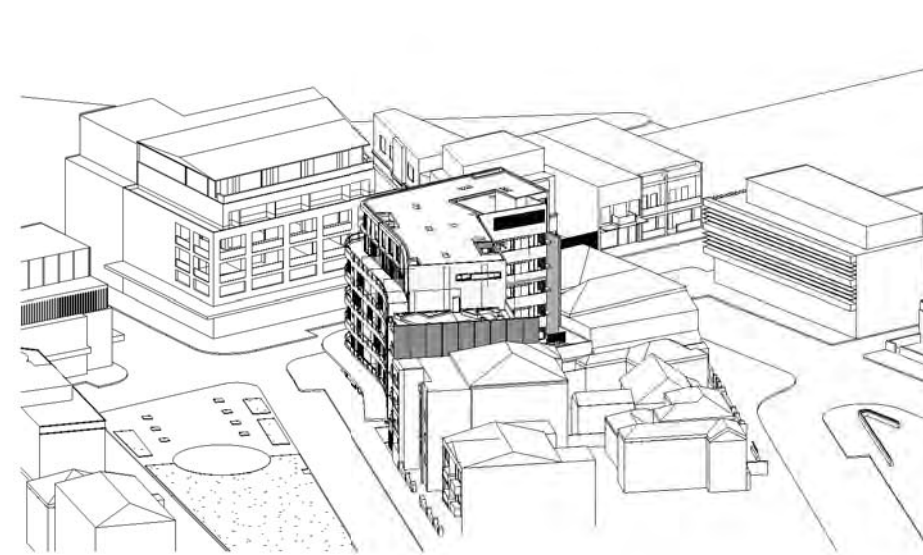
9 1PM - PROPOSED



10 2PM - PROPOSED



11 2 30 PM - PROPOSED



12 3PM - PROPOSED



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
2028

www.nathers.gov.au



Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	31/05/17
B	ISSUED FOR INFORMATION	13/06/17
C	ISSUED FOR DA SUBMISSION	27/07/17

DA SUBMISSION

BCA - Access Consultant

Matt Shuter + Associates
Suite 602, 26-30 Spring Street, Bondi Junction, NSW 2022
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Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title

SOLAR STUDY - EYE OF
SUN - 1PM TO 3PM

Scale

Drawing Created (date) 09/30/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

Approved RU

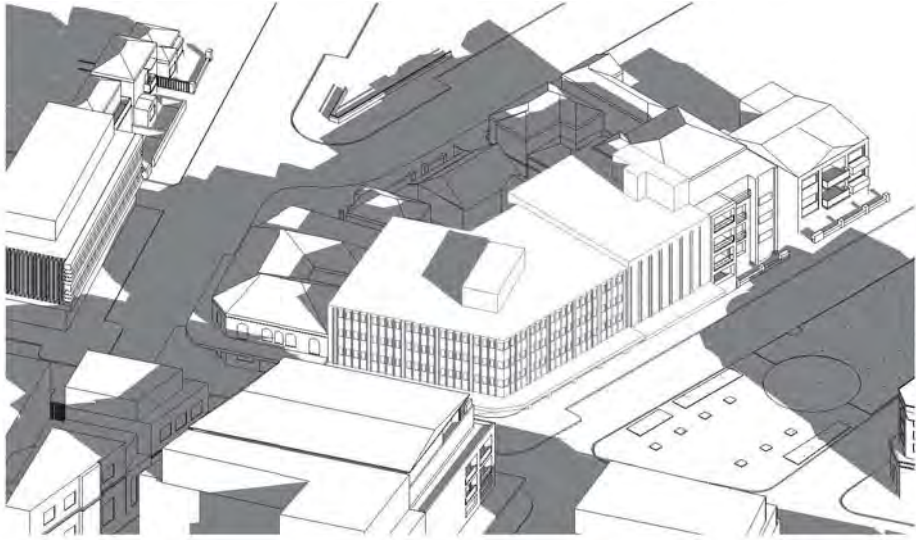
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160279 DA1211 C

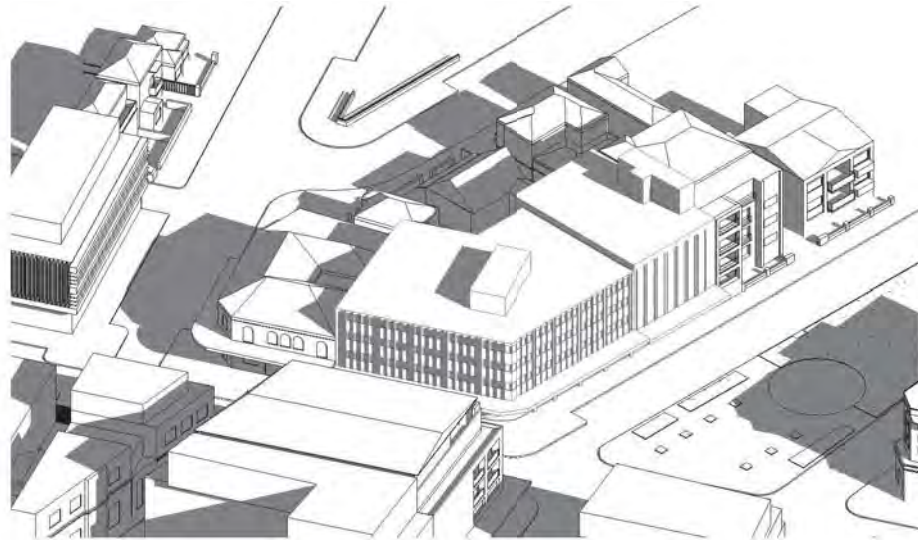
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27/07/2017 4:22:25 PM

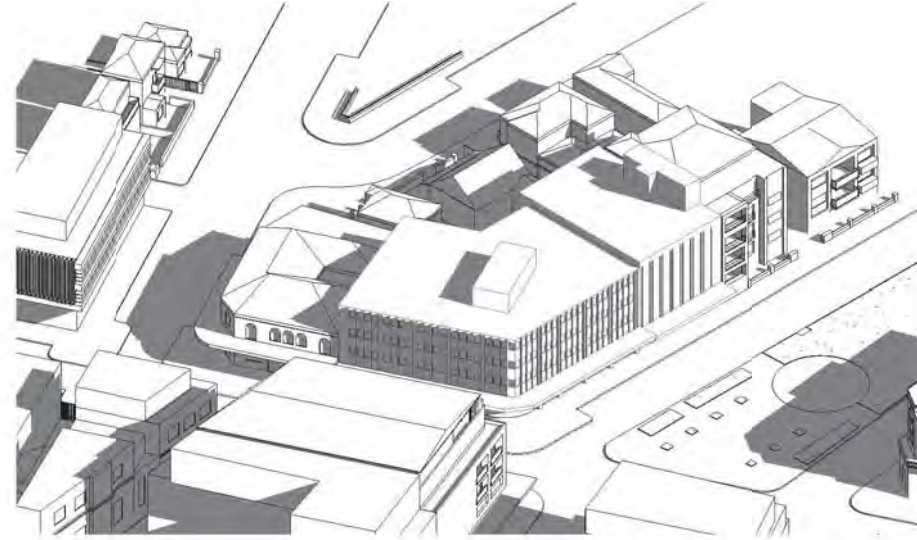
EXISTING - WINTER SOLSTICE - 21 JUNE



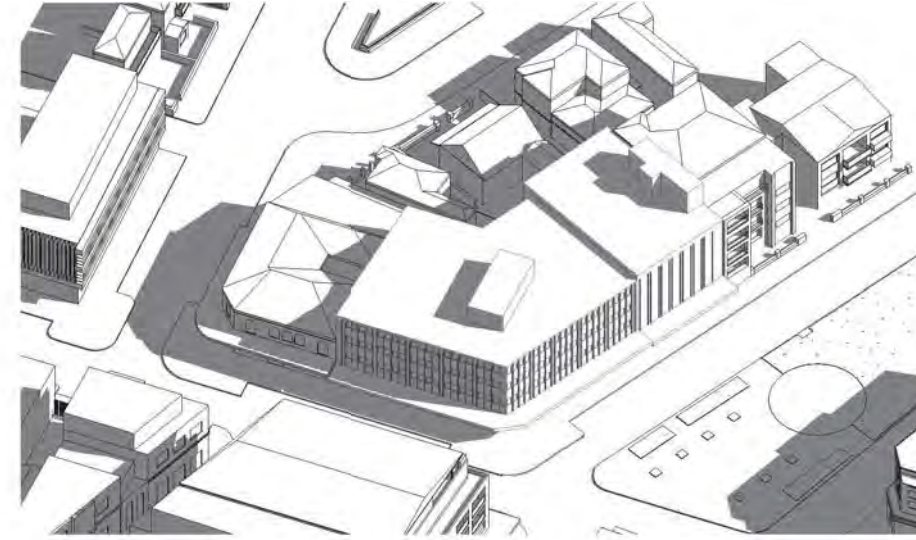
1 9AM - EXISTING



2 10AM - EXISTING

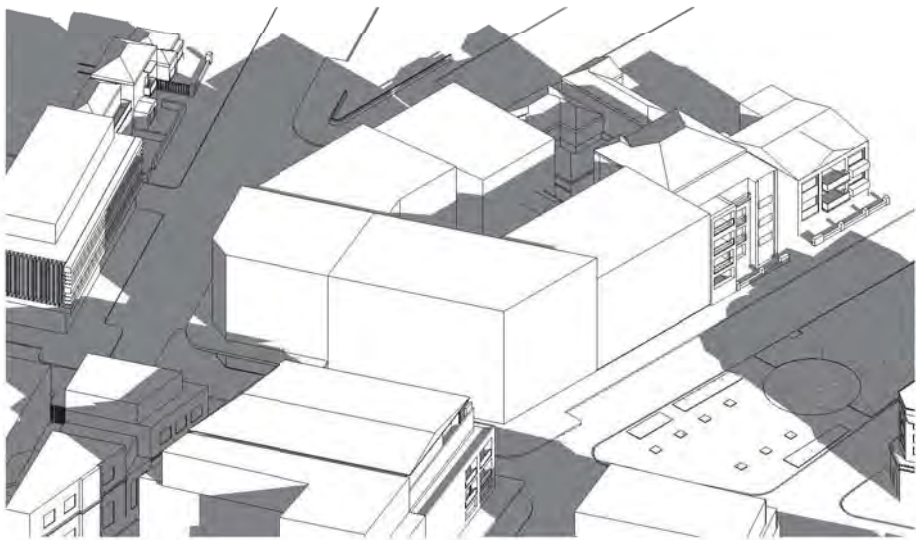


3 11AM - EXISTING

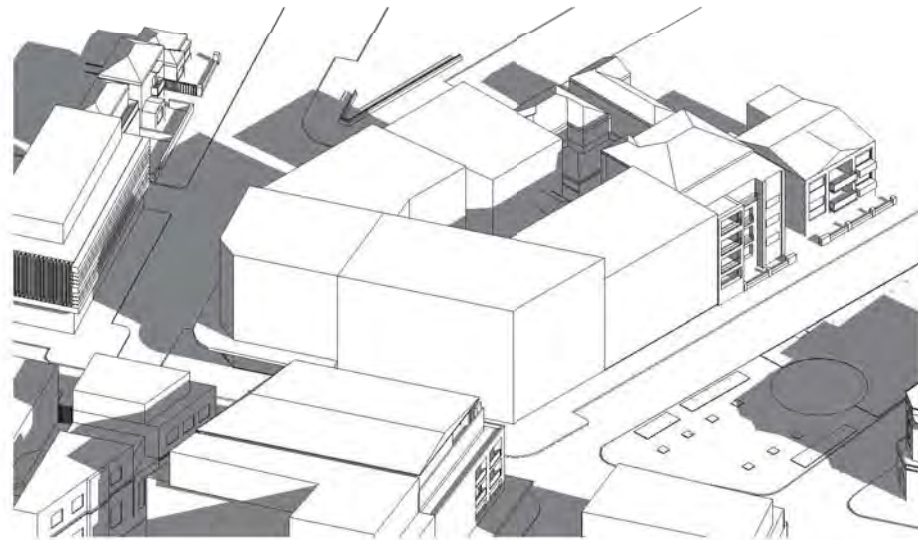


4 12 PM - EXISTING

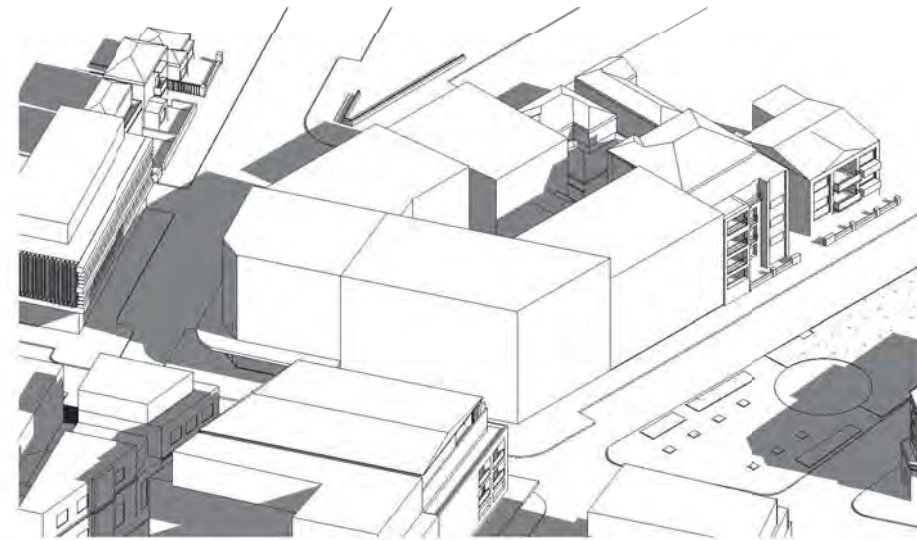
MASSING OF THE CURRENT ENVELOPE CONTROL - WINTER SOLSTICE - 21 JUNE



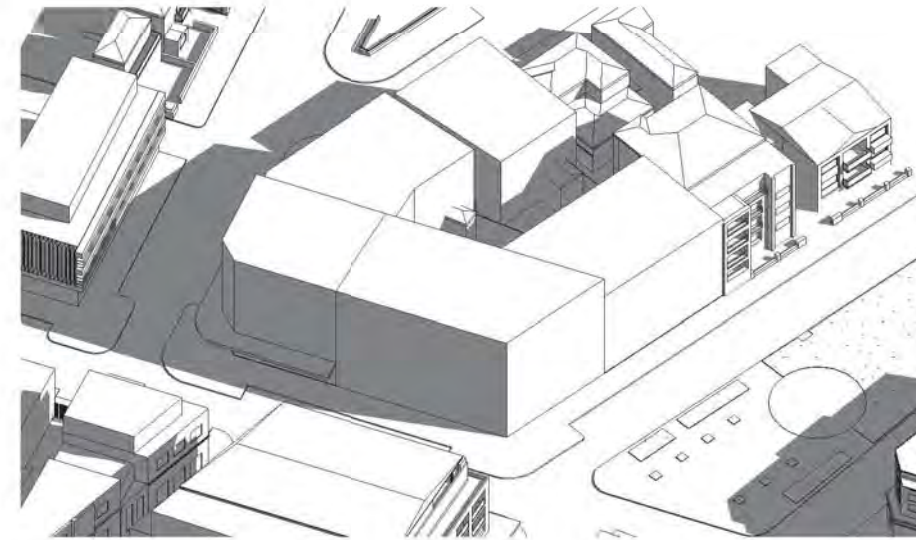
5 9AM - CURRENT CONTROL



6 10AM - CURRENT CONTROL



7 11AM - CURRENT CONTROL



8 12PM - CURRENT CONTROL

PROPOSED - WINTER SOLSTICE - 21 JUNE



9 9AM - PROPOSED



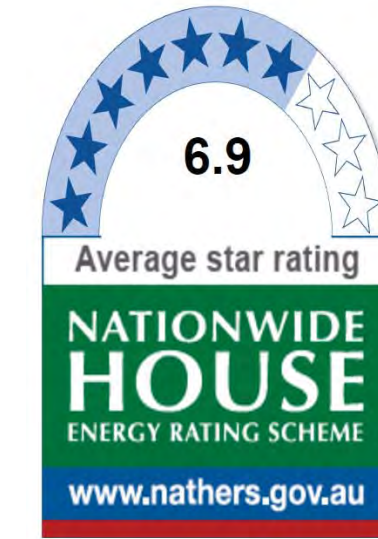
10 10AM - PROPOSED



11 11AM - PROPOSED



12 12PM - PROPOSED



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
2028
www.nathers.gov.au



Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	31/05/17
B	ISSUED FOR INFORMATION	13/06/17
C	ISSUED FOR INFORMATION	14/06/17
D	ISSUED FOR DA SUBMISSION	27/07/17

DA SUBMISSION

BCA - Access Consultant
Matt Shuter + Associates Suite 602, 26-30 Spring Street, Bondi Junction, NSW 2022 PH: 02 9387 4441
Civil & Structural
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T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

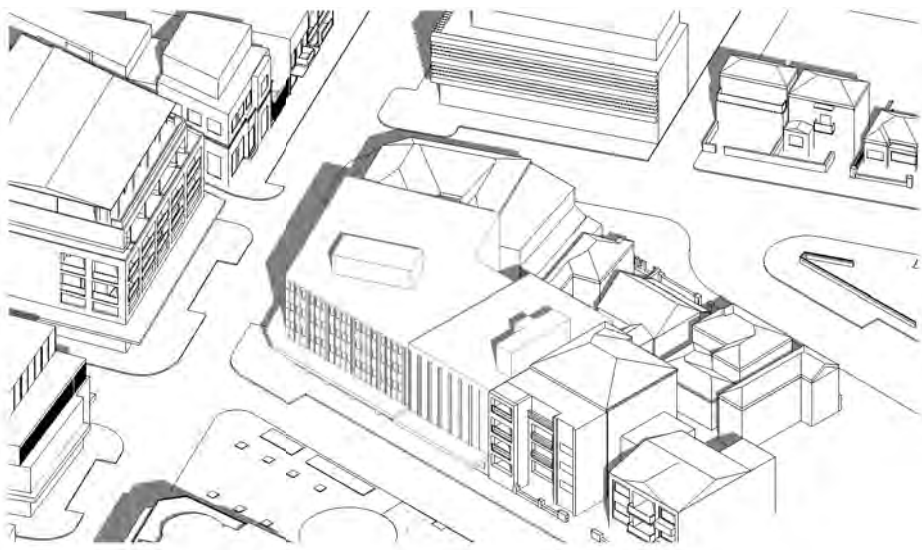
30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title
SOLAR STUDY - SHADOW DIAGRAMS
Scale
Drawing Created (date)
08/23/16
Drawing Created (by)
Group GSA
Plotted and checked by
RT
Verified
RU
Approved
RU
Project No
Drawing No
Issue
160279 DA1220 D

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27/07/2017 4:22:36 PM

EXISTING - WINTER SOLSTICE - 21 JUNE



1 1PM - EXISTING



2 2PM - EXISTING

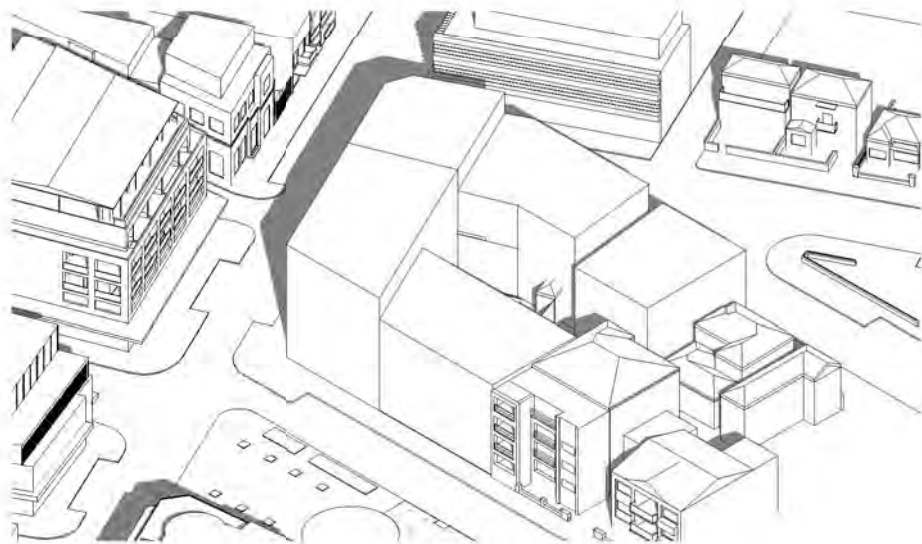


3 2 30PM - EXISTING

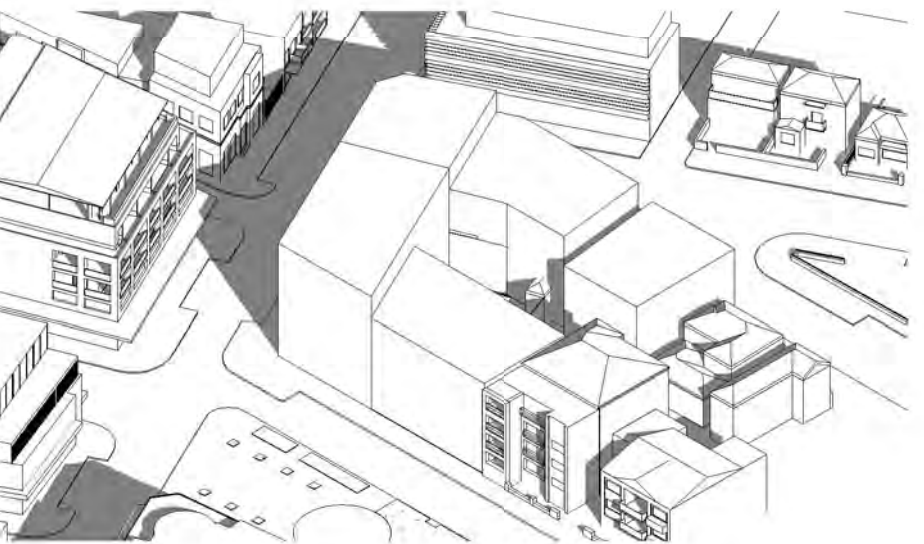


4 3PM - EXISTING

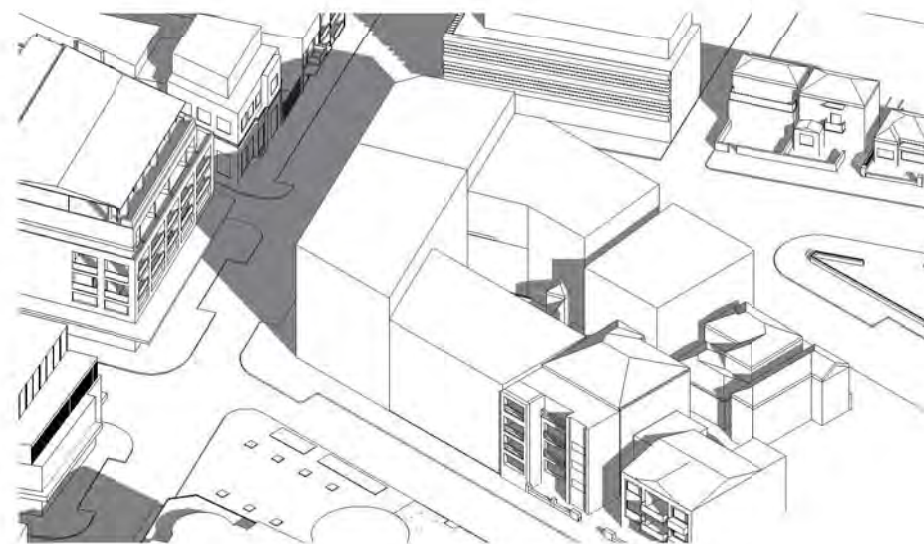
MASSING OF THE CURRENT ENVELOPE CONTROL - WINTER SOLSTICE - 21 JUNE



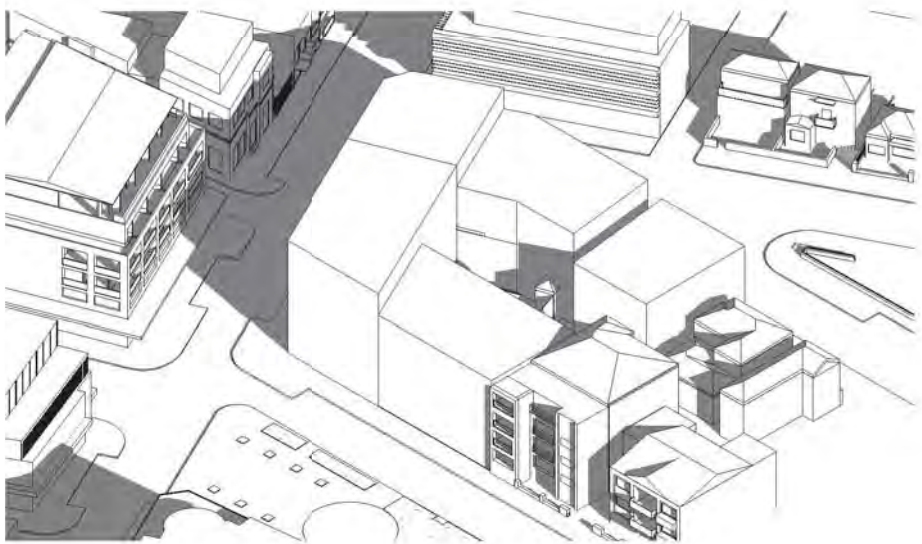
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6 2PM - CURRENT CONTROL



7 2 30PM - CURRENT CONTROL



8 3PM - CURRENT CONTROL

PROPOSED - WINTER SOLSTICE - 21 JUNE



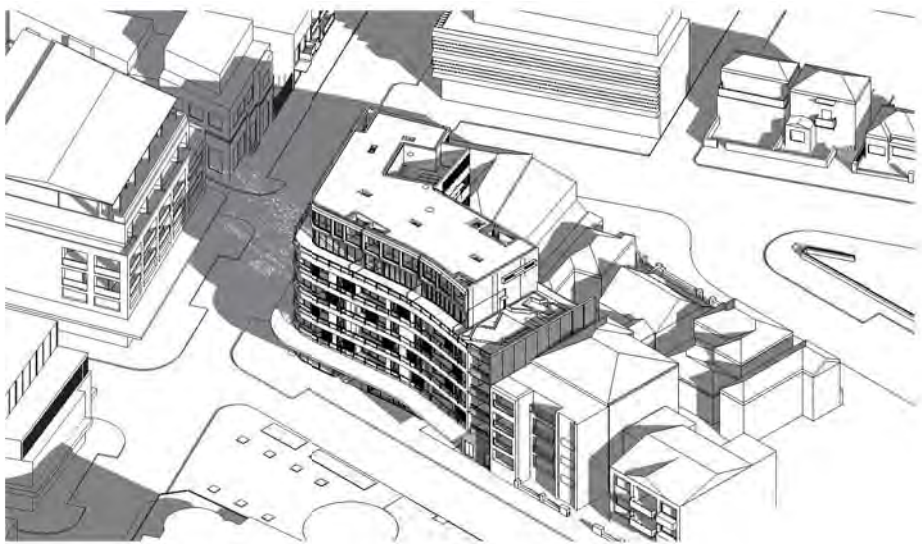
9 1PM - PROPOSED



10 2PM - PROPOSED



11 2PM - PROPOSED



12 3PM - PROPOSED



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
2028

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Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	31/05/17
B	ISSUED FOR INFORMATION	13/06/17
C	ISSUED FOR DA SUBMISSION	27/07/17

DA SUBMISSION

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title

SOLAR STUDY - SHADOW
DIAGRAMS

Scale

Drawing Created (date) 03/23/17

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

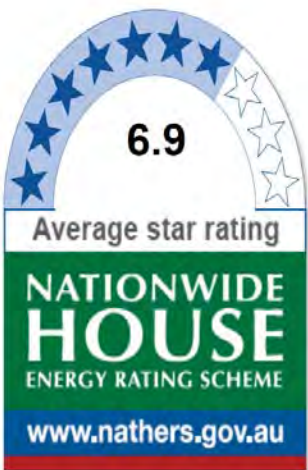
Approved RU

Project No Drawing No Issue

160279 DA1221 C

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27/07/2017 4:22:55 PM



Certificate no.: 0001760850
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Accreditation no.: VIC/BDAV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
2028



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Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	05/05/17
B	ISSUED FOR INFORMATION	08/05/17
C	ISSUED FOR INFORMATION	10/05/17
D	ISSUED FOR INFORMATION	18/05/17
E	ISSUED FOR INFORMATION	19/05/17
F	ISSUED FOR INFORMATION	25/05/17
G	ISSUED FOR INFORMATION	13/06/17
H	ISSUED FOR INFORMATION	14/06/17
I	ISSUED FOR INFORMATION	23/06/17
J	ISSUED FOR DA SUBMISSION	27/07/17



North Point

DA SUBMISSION

BCA - Access Consultant

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PH: 612 9550 0566

Client

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

BASEMENT PLAN

Scale 1 : 100

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

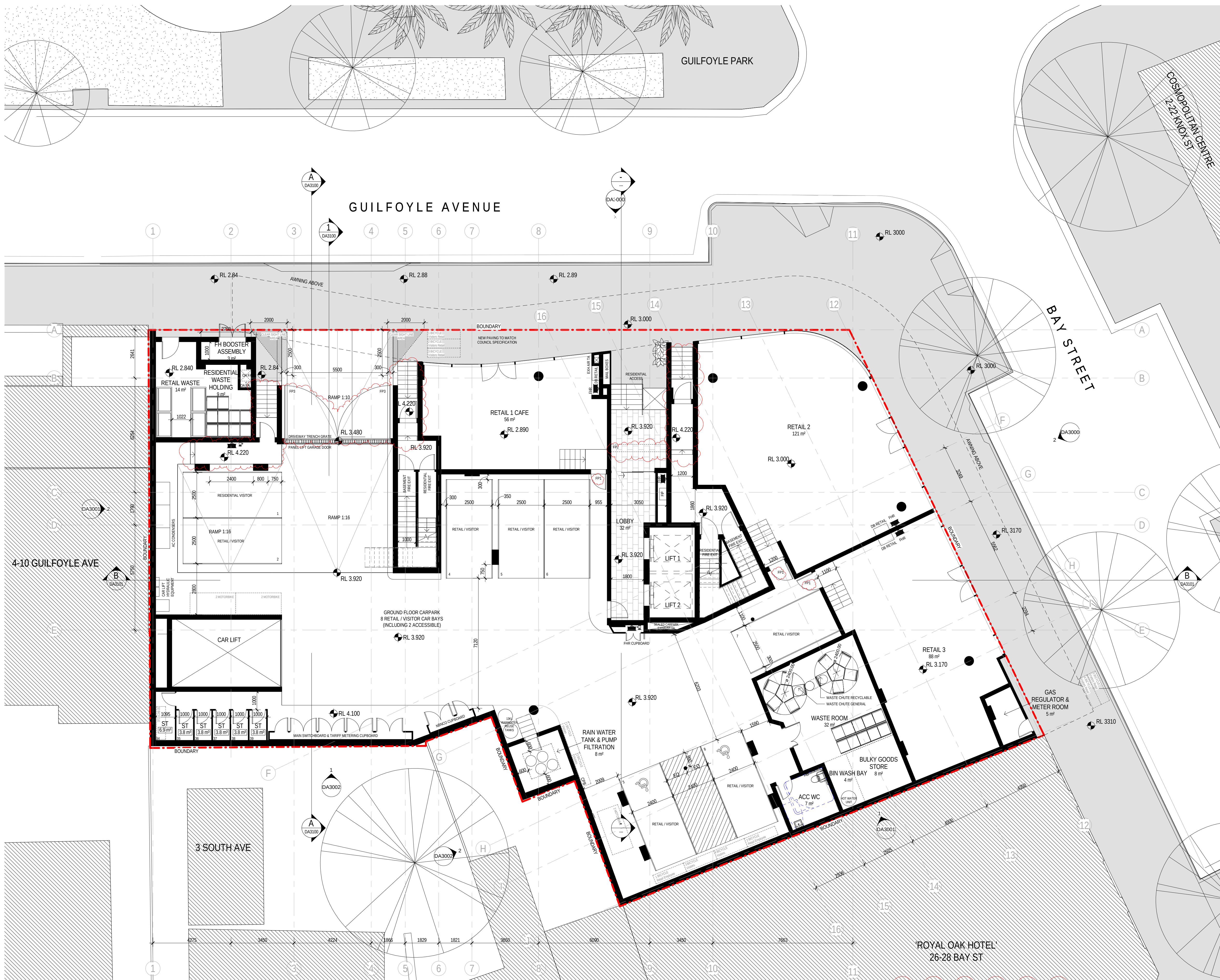
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Project No Drawing No Issue

160279 DA2000 J

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27/07/2017 4:27:12 PM



Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	05/05/17
B	ISSUED FOR INFORMATION	08/05/17
C	ISSUED FOR INFORMATION	10/05/17
D	ISSUED FOR INFORMATION	19/05/17
E	ISSUED FOR INFORMATION	23/05/17
F	ISSUED FOR INFORMATION	25/05/17
G	ISSUED FOR INFORMATION	13/06/17
H	ISSUED FOR INFORMATION	14/06/17
I	ISSUED FOR INFORMATION	23/06/17
J	ISSUED FOR INFORMATION	17/07/17
K	ISSUED FOR DA SUBMISSION	27/07/17
L	ISSUED FOR DA SUBMISSION	27/09/17
M	ISSUED FOR DA SUBMISSION	28/09/17
N	ISSUED FOR DA SUBMISSION	29/09/17
O	ISSUED FOR DA SUBMISSION	06/10/17



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**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

GROUND LEVEL PLAN

Scale As indicated

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

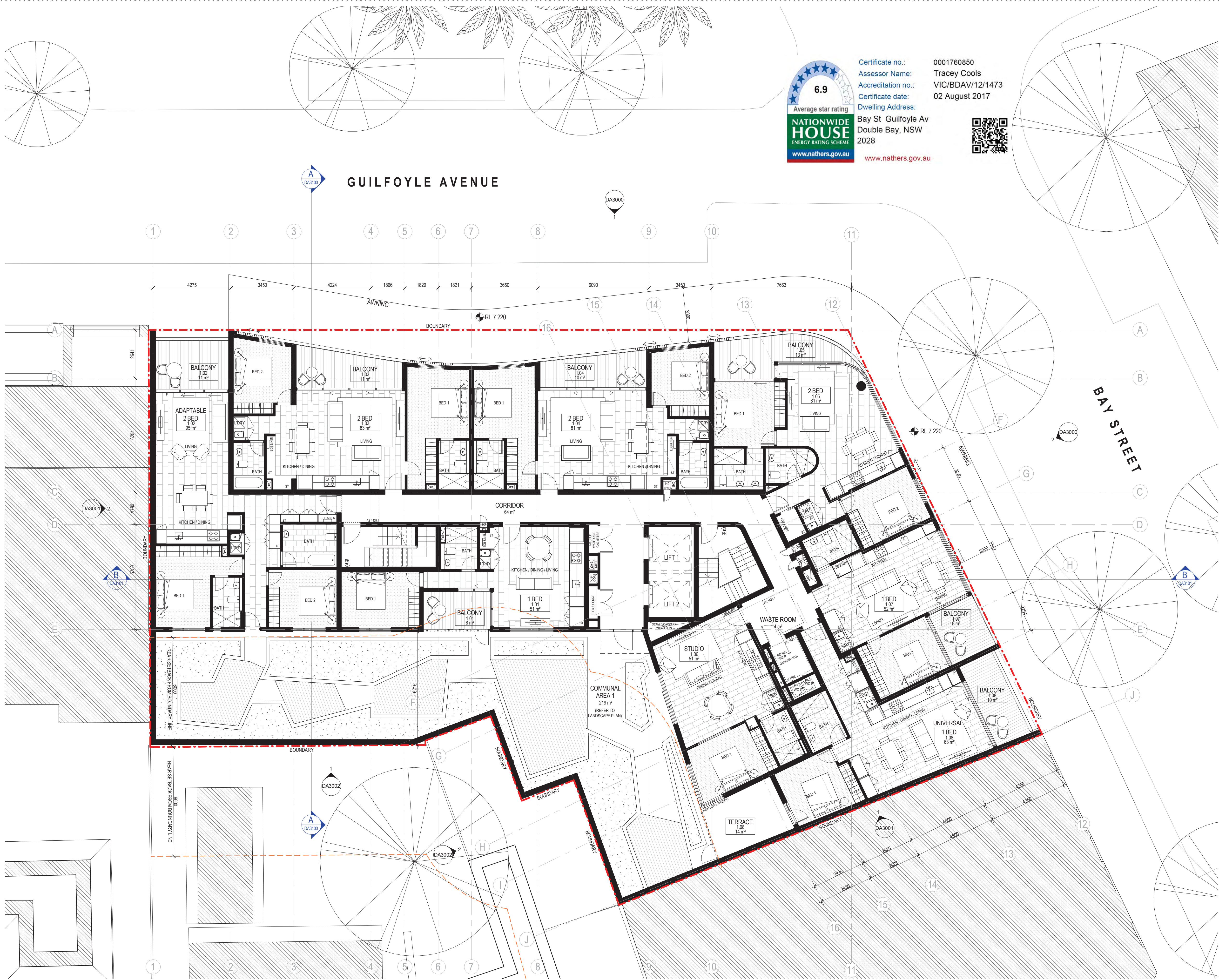
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Project No Drawing No Issue

160279 DA2001

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Assessor Name: Tracey Cools
Accreditation no.: VIC/BDV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
2028



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Issue	Description	Date
A	ISSUED FOR INFORMATION	05/05/17
B	ISSUED FOR INFORMATION	08/05/17
C	ISSUED FOR INFORMATION	19/05/17
D	ISSUED FOR INFORMATION	25/05/17
E	ISSUED FOR INFORMATION	13/06/17
F	ISSUED FOR INFORMATION	17/07/17
G	ISSUED FOR DA SUBMISSION	27/07/17



North Point

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nom architect M. Sheldon 3990
Project Title

**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

LEVEL 1 FLOOR PLAN

Scale 1:100

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

Approved RU

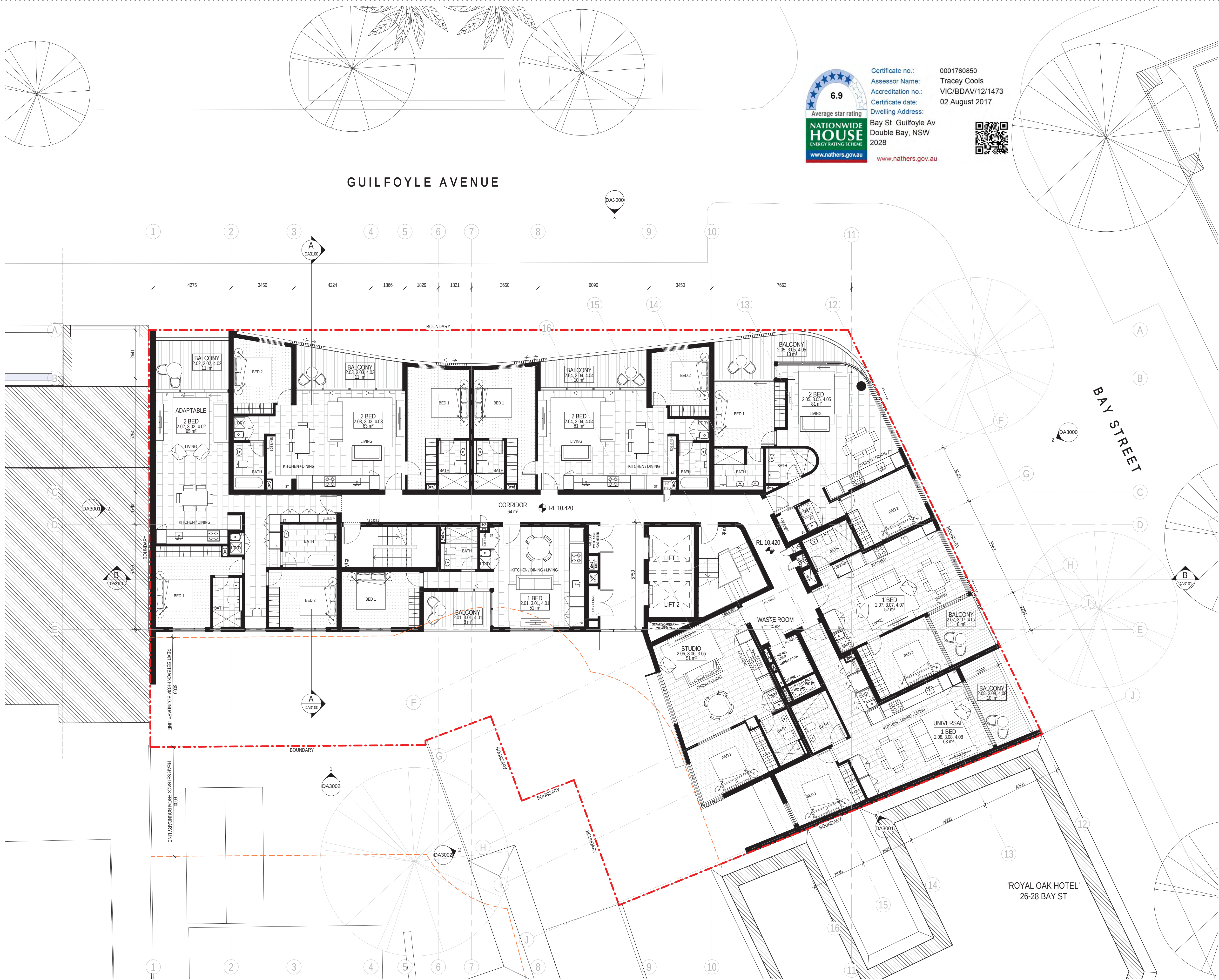
Project No Drawing No Issue

160279 DA2002 G

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Accreditation no.: VIC/BDAY/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av Double Bay, NSW 2028
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Issue	Description	Date
A	ISSUED FOR INFORMATION	05/05/17
B	ISSUED FOR INFORMATION	08/05/17
C	ISSUED FOR INFORMATION	19/05/17
D	ISSUED FOR INFORMATION	25/05/17
E	ISSUED FOR INFORMATION	13/07/17
F	ISSUED FOR INFORMATION	17/07/17
G	ISSUED FOR DA SUBMISSION	27/07/17



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Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title		
LEVEL 2 TO 4 FLOOR PLAN		
Scale	1 : 100	
Drawing Created (date)	10/05/16	
Drawing Created (by)	Group GSA	
Plotted and checked by	RT	
Verified	RU	
Approved	RU	
Project No	Drawing No	Issue
160279	DA2003	G

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Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	05/05/17
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C	ISSUED FOR INFORMATION	19/05/17
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F	ISSUED FOR INFORMATION	13/07/17
G	ISSUED FOR INFORMATION	17/07/17
H	ISSUED FOR DA SUBMISSION	27/07/17

6.9

Average star rating

NATIONWIDE

ENERGY RATING SCHEME

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Certificate no.:

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Assessor Name:

Tracey Cools

Accreditation no.:

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North Point

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30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title

LEVEL 5 FLOOR PLAN

Scale

1 : 100

Drawing Created (date)

10/05/16

Drawing Created (by)

Group GSA

Plotted and checked by

RT

Verified

RU

Approved

RU

Project No

160279

Drawing No

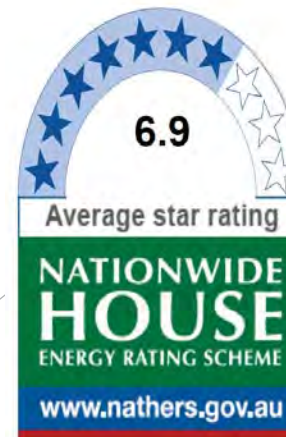
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H

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Certificate date: 02 August 2017
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A	ISSUED FOR INFORMATION	05/05/17
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F	ISSUED FOR INFORMATION	23/06/17
G	ISSUED FOR INFORMATION	13/07/17
H	ISSUED FOR INFORMATION	17/07/17
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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

LEVEL 6 FLOOR PLAN

Scale 1 : 100

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

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Verified RU

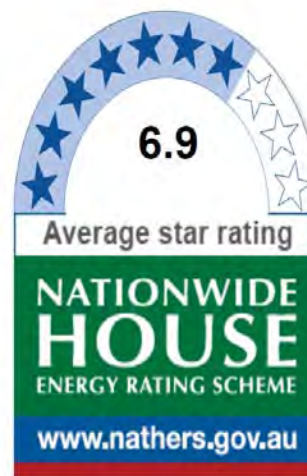
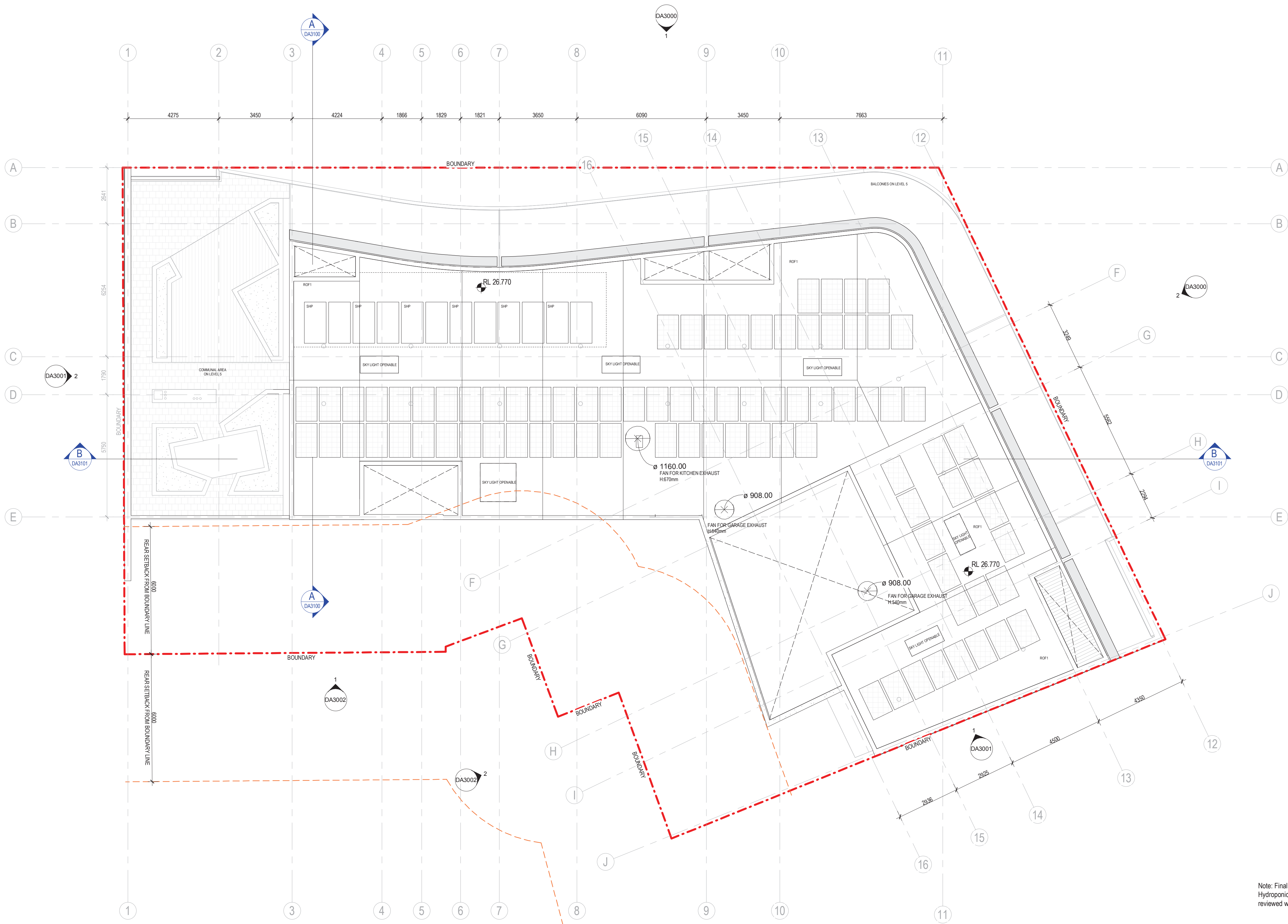
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Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	05/05/17
B	ISSUED FOR INFORMATION	08/05/17
C	ISSUED FOR INFORMATION	19/05/17
D	ISSUED FOR INFORMATION	25/05/17
E	ISSUED FOR INFORMATION	13/06/17
F	ISSUED FOR INFORMATION	23/06/17
G	ISSUED FOR INFORMATION	13/07/17
H	ISSUED FOR INFORMATION	17/07/17
I	ISSUED FOR DA SUBMISSION	27/07/17



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Project Title

**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

ROOF PLAN

Scale 1 : 100

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

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6.9
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
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Certificate no.: 0001760850
Assessor Name: Tracey Cools
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Certificate date: 02 August 2017
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nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV DOUBLE BAY

Drawing Title ELEVATIONS - NORTH & EAST

Scale	1 : 100	
Drawing Created (date)	10/05/16	
Drawing Created (by)	Group GSA	
Plotted and checked by	RT	
Verified	RU	
Approved	RU	
Project No	Drawing No	Issue
160279	DA3000	I

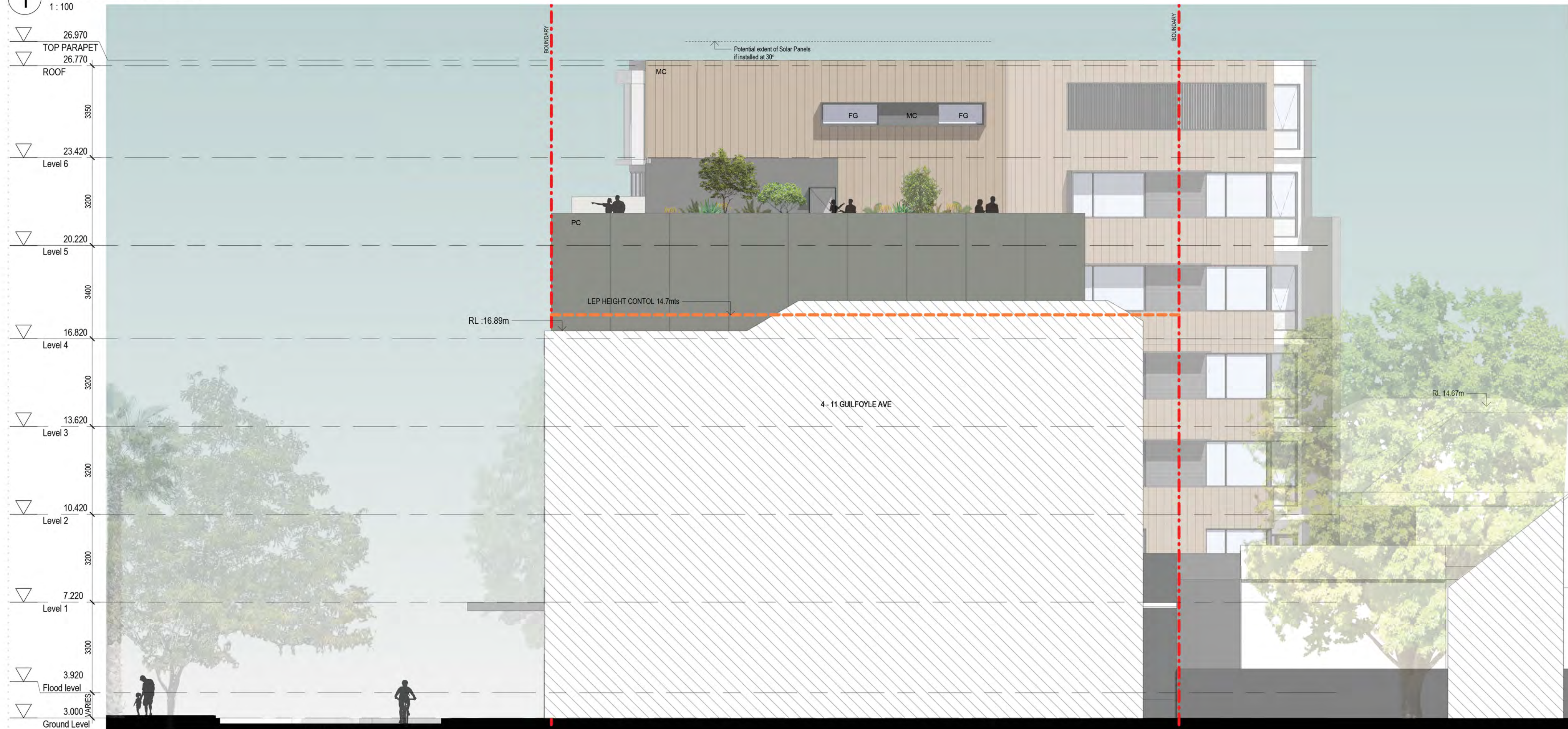
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1 SOUTH ELEVATION



2 NORTH WEST

ABBREVIATIONS	
A	AWNING
BAL	BALAUSTRADE
CG	CLEAR GLASS
FG	FIXED GLASS
FGC	FIXED GLASS CURVED
LVR1	LOUVRE SLIDING
LVR2	LOUVRE METAL
LVRG	LOUVRE GLASS
MC	METAL CLADDING
MF	METAL FRAME
OG	OBSOLETE GLASS
PC	PRECAST CONCRETE
T	TILES
R	RENDER
RS	ROLLER SHUTTER
S	SLIDING
SLD	SLIDING DOOR



Certificate no.: 0001760850
Assessor Name: Tracey Cools
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F	ISSUED FOR INFORMATION	17/07/17
G	ISSUED FOR DA SUBMISSION	27/07/17
H	ISSUED FOR DA SUBMISSION	31/07/17

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

**ELEVATIONS - NORTH
WEST AND SOUTH**

Scale 1 : 100

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

Plotted and checked by RT

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Project No Drawing No Issue

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ABBREVIATIONS

A	AWNING
BAL	BALAUSTRADE
CG	CLEAR GLASS
FG	FIXED GLASS
FGC	FIXED GLASS CURVED
LVR1	LOUVRE SLIDING
LVR2	LOUVRE METAL
LVRG	LOUVRE GLASS
MC	METAL CLADDING
MF	METAL FRAME
OG	OBSCURE GLASS
PC	PRECAST CONCRETE
T	TILES
R	RENDER
RS	ROLLER SHUTTER
S	SLIDING
SLD	SLIDING DOOR

Issue	Description	Date
A	ISSUED FOR INFORMATION	05/05/17
B	ISSUED FOR INFORMATION	08/05/17
C	ISSUED FOR INFORMATION	19/05/17
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E	ISSUED FOR INFORMATION	13/06/17
F	ISSUED FOR INFORMATION	17/07/17
G	ISSUED FOR DA SUBMISSION	27/07/17
H	ISSUED FOR DA SUBMISSION	31/07/17

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architecture interior design urban design landscape

nom architect M. Sheldon 3990

Project Title

30-36 BAY ST & 2 GUILFOYLE AV

DOUBLE BAY

Drawing Title

**ELEVATIONS - SOUTH
WEST & NORTH WEST**

Scale 1 : 100

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

Approved RU

Project No Drawing No Issue

160279 DA3002 H

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01/08/2017 11:12:25 AM



1 SOUTH WEST
1 : 100

2 WEST ELEVATION DA
1 : 100



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDV/12/1473
Certificate date: 02 August 2017
Dwelling Address:

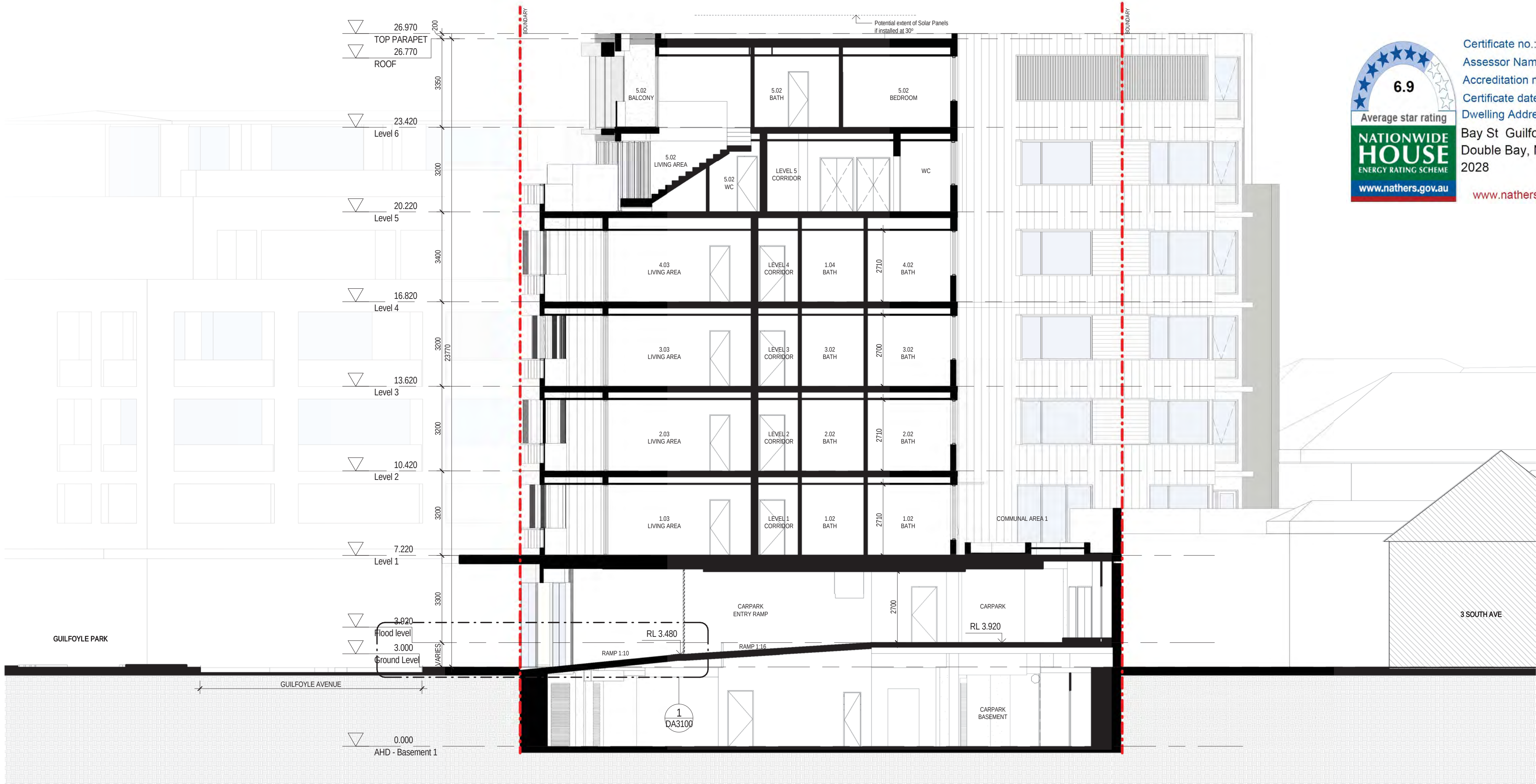
Bay St Guilfoyle Av
Double Bay, NSW
2028

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Issue	Description	Date
A	ISSUED FOR INFORMATION	19/05/17
B	ISSUED FOR INFORMATION	25/05/17
C	ISSUED FOR INFORMATION	13/06/17
D	ISSUED FOR INFORMATION	17/07/17
E	ISSUED FOR DA SUBMISSION	27/07/17
F	ISSUED FOR DA SUBMISSION	31/07/17



A Section 1
1:100



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
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Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

SECTION 1

Scale As indicated

Drawing Created (date) 10/05/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

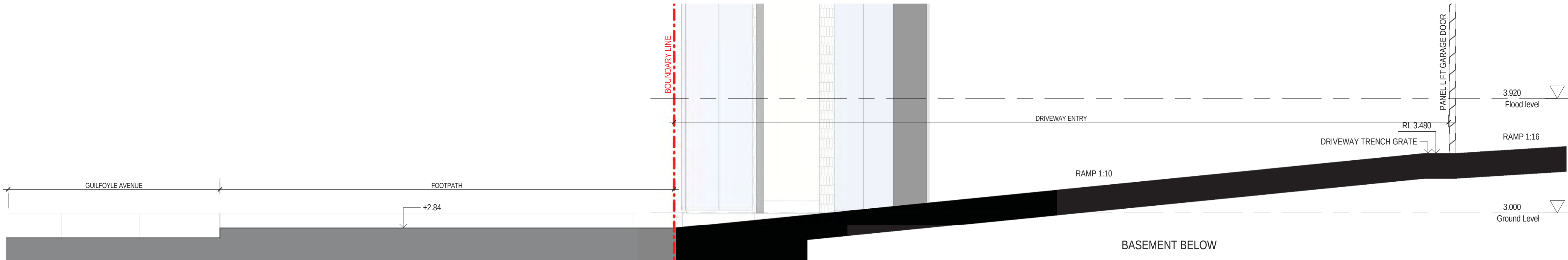
Approved RU

Project No Drawing No Issue

160279 DA3100 F

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01/08/2017 10:24:56 AM



1 Section Through Driveway (Indicative)
1:20



B Section 2
1:100

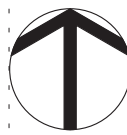


Certificate no.: 0001760850
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Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
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Issue	Description	Date
A	ISSUED FOR INFORMATION	19/05/17
B	ISSUED FOR INFORMATION	25/05/17
C	ISSUED FOR INFORMATION	13/06/17
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E	ISSUED FOR DA SUBMISSION	27/07/17
F	ISSUED FOR DA SUBMISSION	31/07/17



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nom architect M. Sheldon 3990
Project Title

**30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY**

Drawing Title

SECTION 2

Scale 1:100

Drawing Created (date) 11/25/16

Drawing Created (by) GROUP GSA

Plotted and checked by RT

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Approved RU

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160279 DA3101 F

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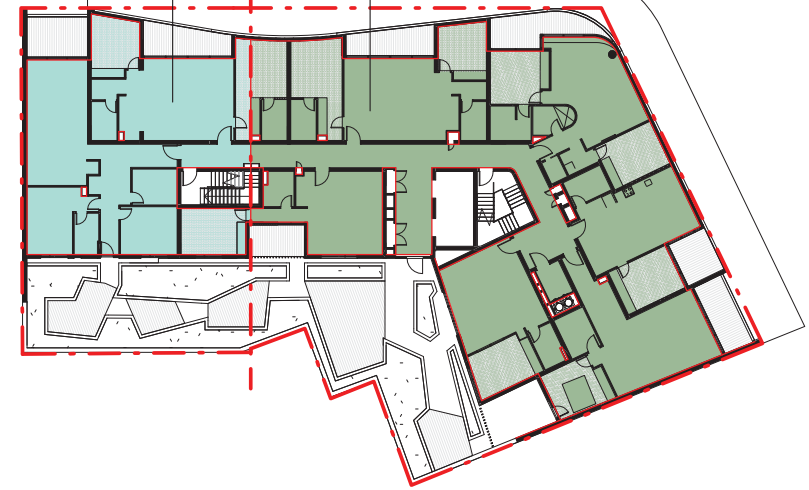
1 AHD - Basement 1
1: 500

Area Schedule - GFA		
Level	Name	Area

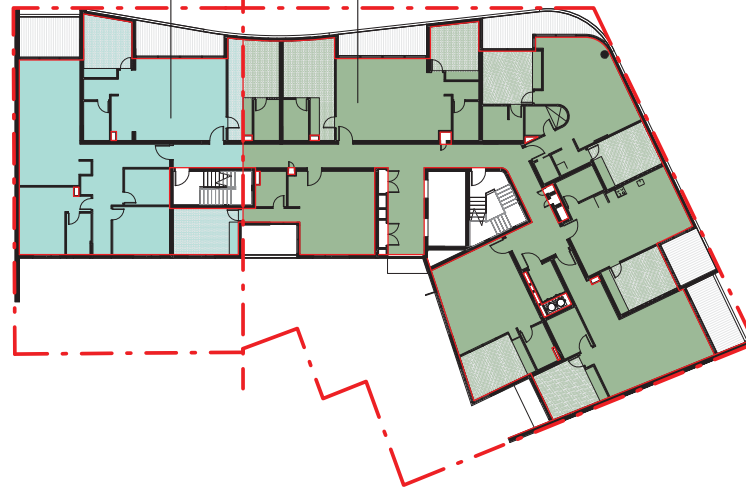
Ground Level	2 GUILFOYLE AVE	12 m²
Ground Level	2 GUILFOYLE AVE	24 m²
Ground Level	30-36 BAY ST	32 m²
Ground Level	30-36 BAY ST	51 m²
Ground Level	30-36 BAY ST	57 m²
Ground Level	30-36 BAY ST	86 m²
Ground Level	30-36 BAY ST	120 m²
Level 1	2 GUILFOYLE AVE	187 m²
Level 1	30-36 BAY ST	465 m²
Level 2	2 GUILFOYLE AVE	187 m²
Level 2	30-36 BAY ST	465 m²
Level 3	2 GUILFOYLE AVE	187 m²
Level 3	30-36 BAY ST	465 m²
Level 4	2 GUILFOYLE AVE	187 m²
Level 4	30-36 BAY ST	465 m²
Level 5	2 GUILFOYLE AVE	60 m²
Level 5	30-36 BAY ST	395 m²
Level 6	2 GUILFOYLE AVE	67 m²
Level 6	30-36 BAY ST	307 m²
Grand total: 19		3816 m²



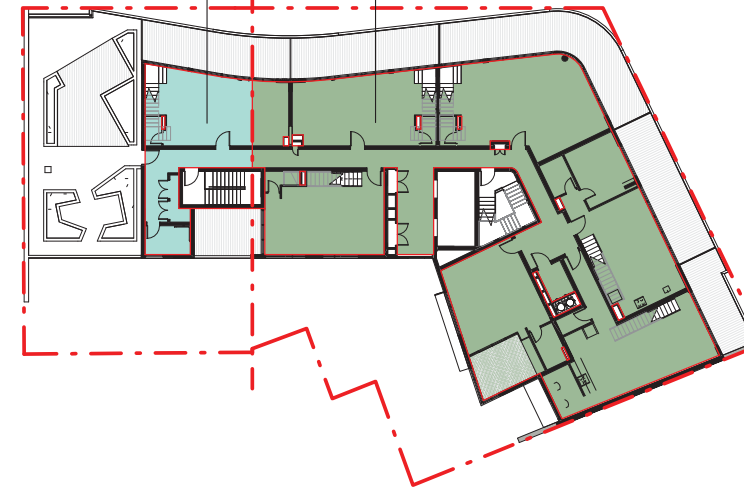
2 Ground Level
1: 500



3 Level 1
1: 500



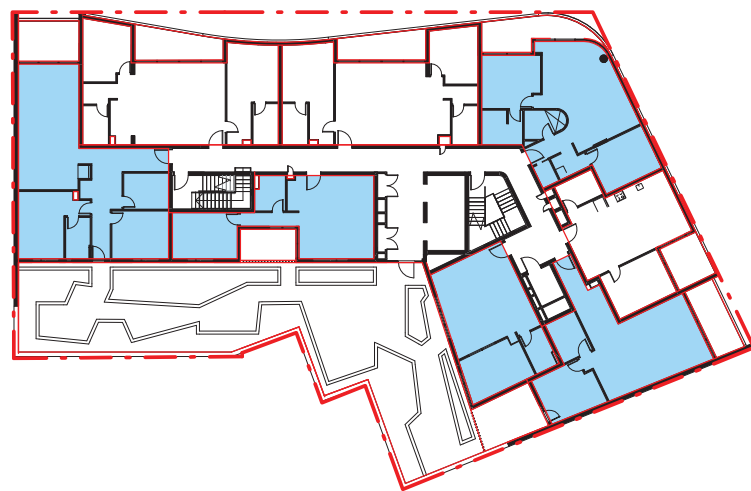
4 Level 2 to 4
1: 500



5 Level 5
1: 500



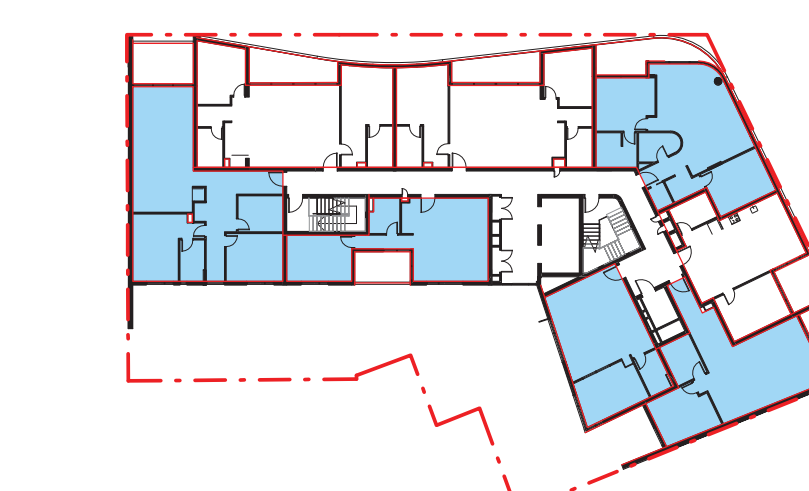
6 Level 6
1: 500



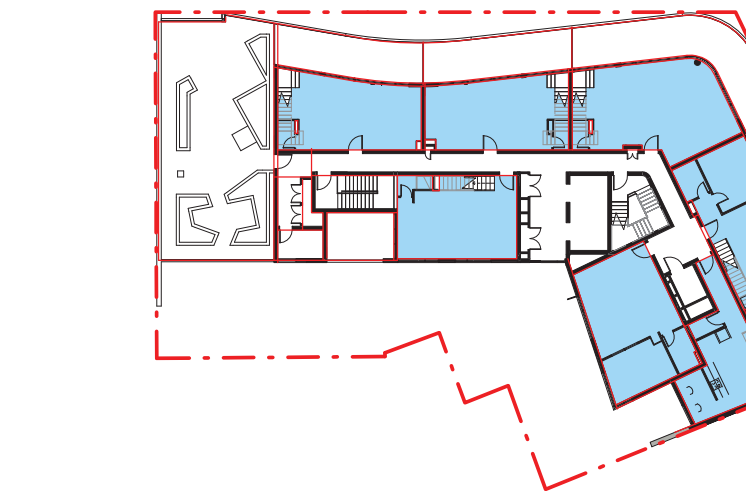
7 Level 1 Cross Ventilation
1: 500



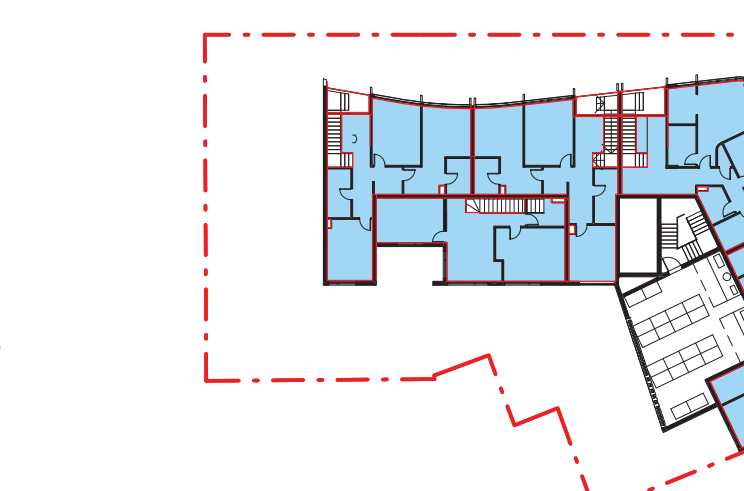
8 Level 2 to 3 Cross Ventilation
1: 500



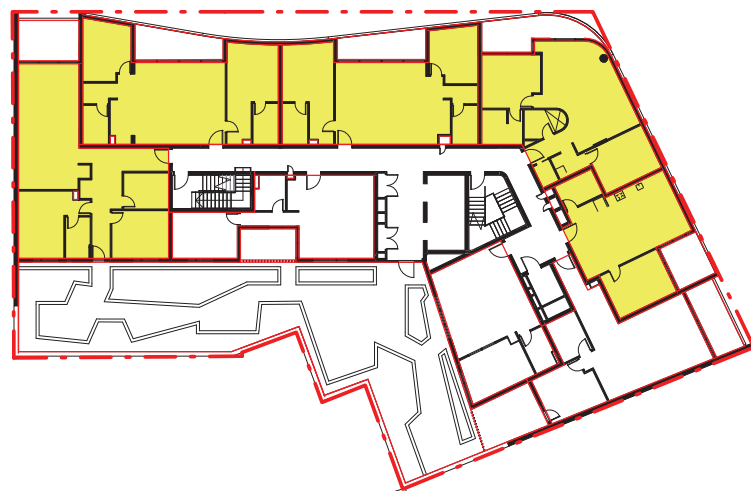
9 Level 4 Cross Ventilation
1: 500



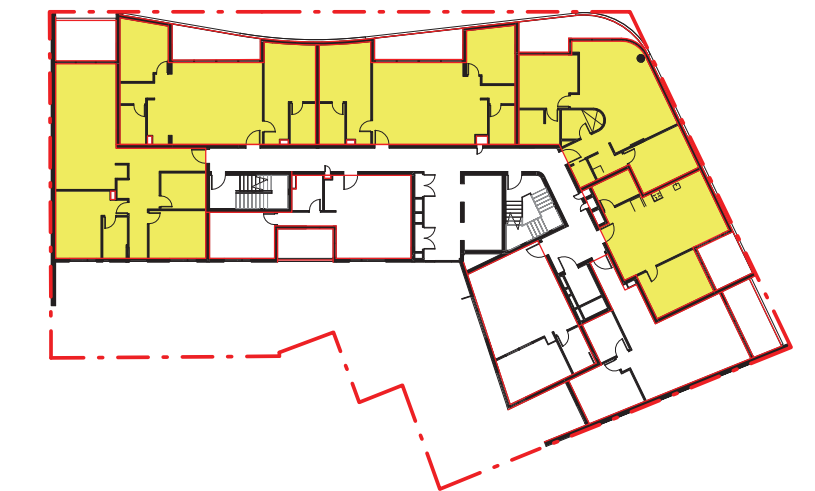
10 Level 5 Cross Ventilation
1: 500



11 Level 6 Cross Ventilation
1: 500



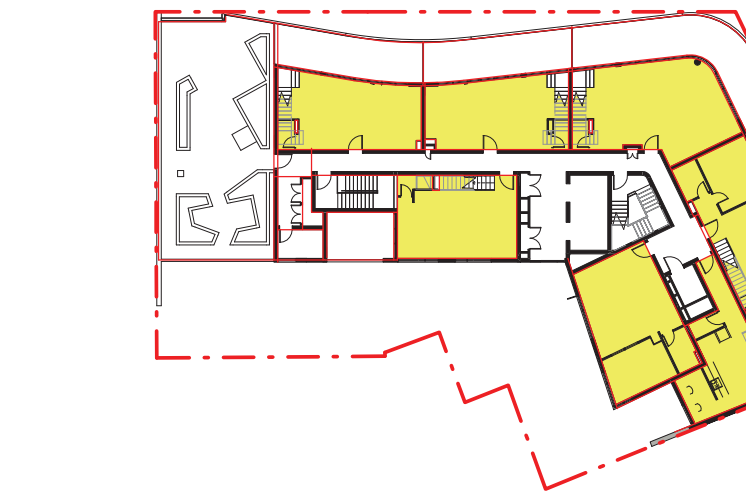
12 Level 1 Solar Access
1: 500



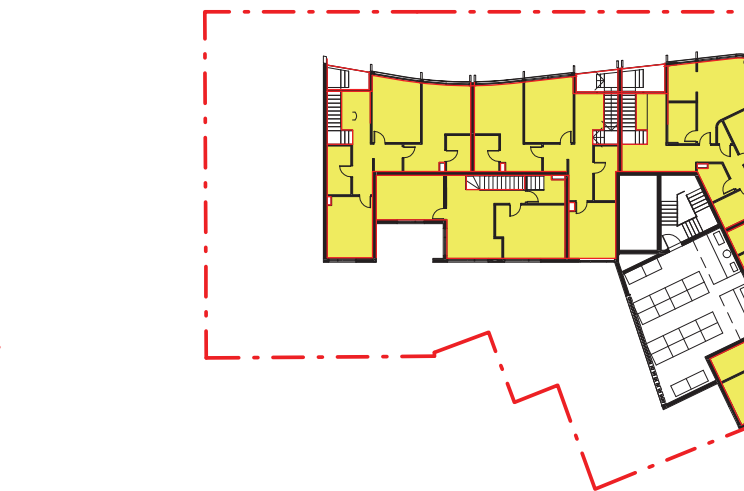
13 Level 2 to 3 Solar Access
1: 500



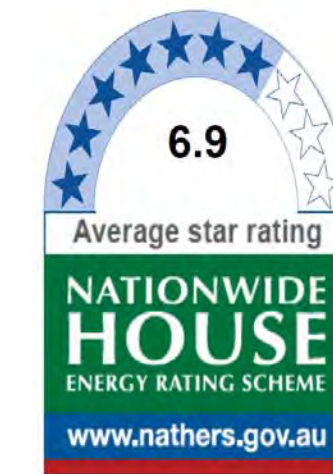
14 Level 4 Solar Access
1: 500



15 Level 5 Solar Access
1: 500



16 Level 6 Solar Access
1: 500



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAY/12/1473
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SEPP 65 NATURAL VENTILATION COMPLIANCE SUMMARY		
Level	Cross Ventilation	

Level 1	5
Level 2	5
Level 3	5
Level 4	5
Level 5	7

Grand total: 27
69% (60% min)

Total units in the project: 39

SEPP 65 DAYLIGHT ACCESS COMPLIANCE SUMMARY		
Level	Daylight	

Level 1	5
Level 2	5
Level 3	5
Level 4	6
Level 5	7

Grand total: 28
72% (70% min)

Total units in the project: 39



North Point

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Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title

GFA, CROSS VENTILATION
& SOLAR ACCESS

Scale 1: 500

Drawing Created (date) 10/18/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

Approved RU

Project No Drawing No Issue

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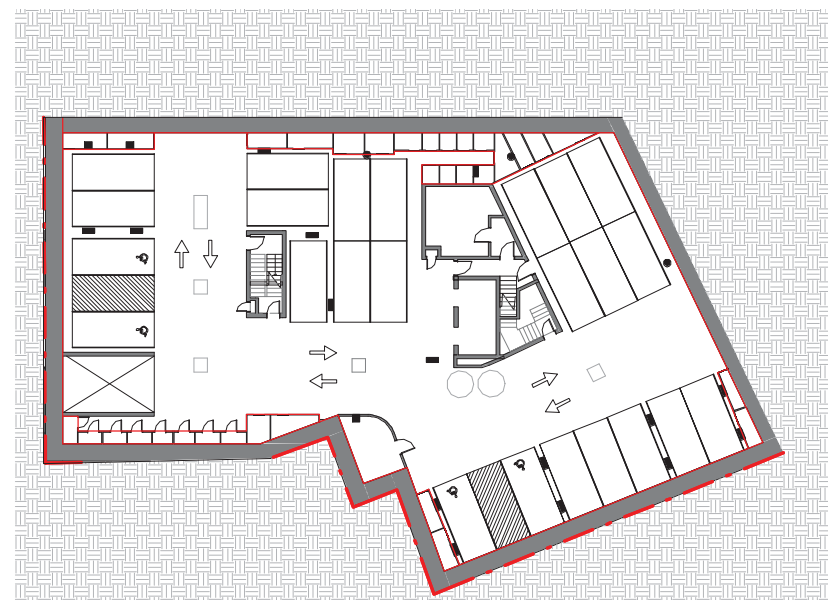
Certificate no.: 0001760850
Assessor Name: Tracey Cools
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Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
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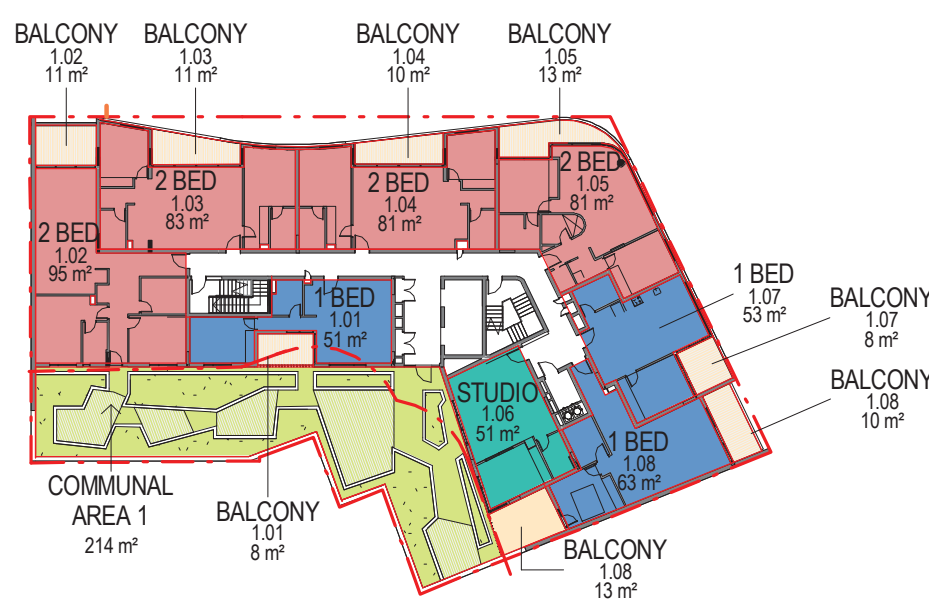
Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	19/05/17
B	ISSUED FOR INFORMATION	25/05/17
C	ISSUED FOR INFORMATION	13/06/17
D	ISSUED FOR INFORMATION	17/07/17
E	ISSUED FOR DA SUBMISSION	27/07/17



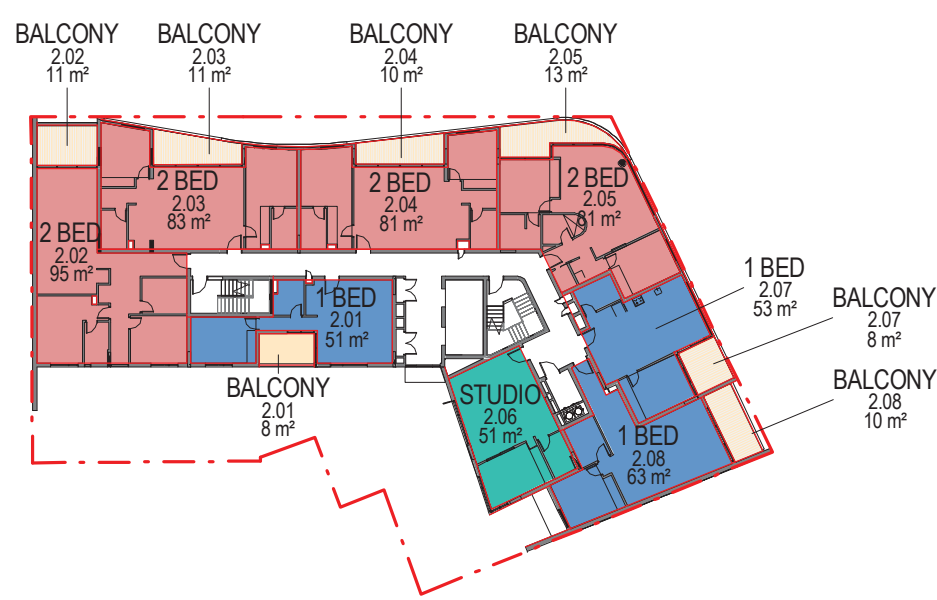
1 AHD - Basement 1
1:500



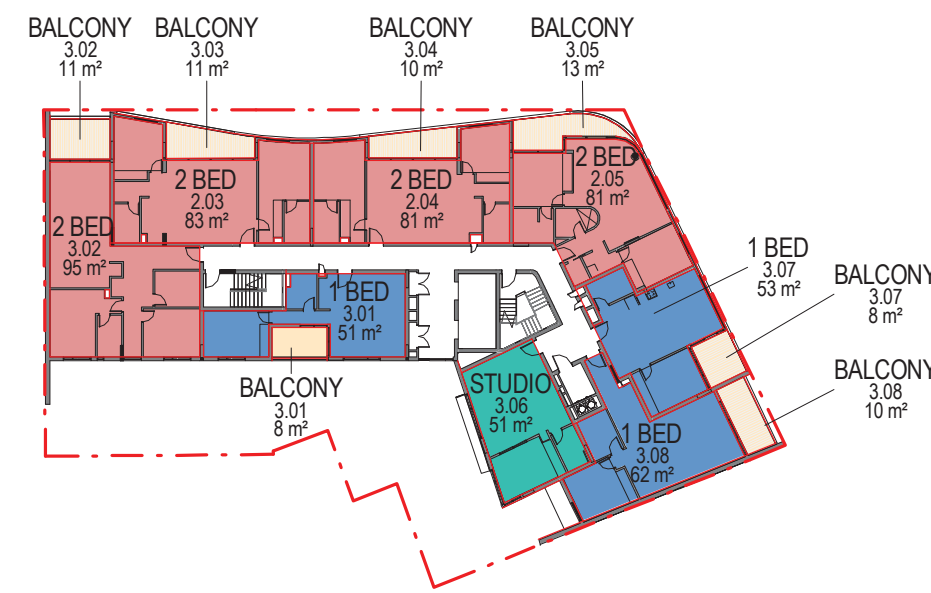
2 Ground Level
1:500



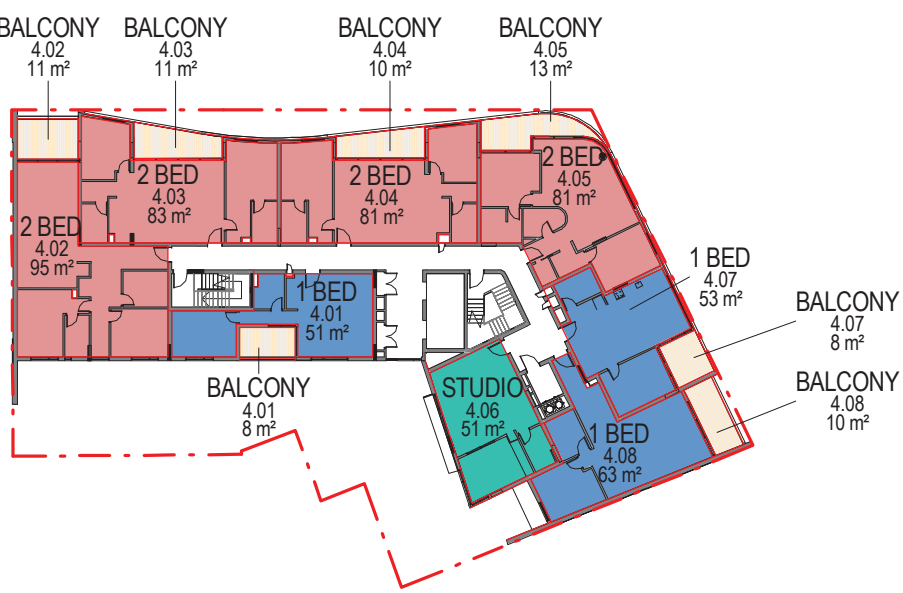
3 Level 1
1:500



4 Level 2
1:500



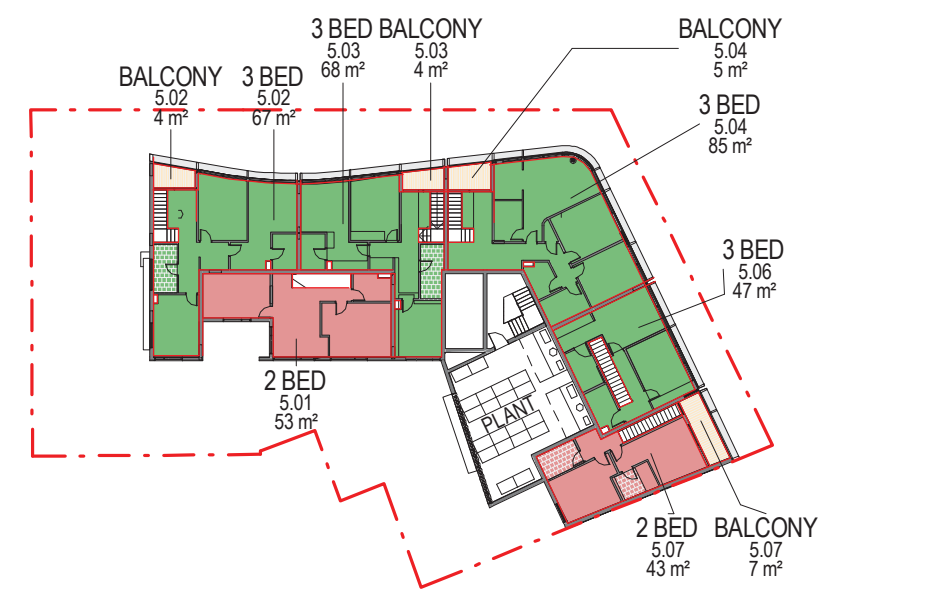
5 Level 3
1:500



6 Level 4
1:500



7 Level 5
1:500



8 Level 6
1:500

UNIT TYPES			
Level	Unit Number	Name	Area
Level 1			
Level 1	1.01	1 BED	51 m ²
Level 1	1.01	BALCONY	8 m ²
Level 1	1.02	2 BED	95 m ²
Level 1	1.02	BALCONY	11 m ²
Level 1	1.03	2 BED	83 m ²
Level 1	1.03	BALCONY	11 m ²
Level 1	1.04	2 BED	81 m ²
Level 1	1.04	BALCONY	10 m ²
Level 1	1.05	2 BED	81 m ²
Level 1	1.05	BALCONY	13 m ²
Level 1	1.06	STUDIO	51 m ²
Level 1	1.07	1 BED	53 m ²
Level 1	1.07	BALCONY	8 m ²
Level 1	1.08	1 BED	63 m ²
Level 1	1.08	BALCONY	10 m ²
Level 1	1.08	BALCONY	13 m ²

UNIT TYPES			
Level	Unit Number	Name	Area
Level 2			
Level 2	2.01	1 BED	51 m ²
Level 2	2.01	BALCONY	8 m ²
Level 2	2.02	2 BED	95 m ²
Level 2	2.02	BALCONY	11 m ²
Level 2	2.03	2 BED	83 m ²
Level 2	2.03	BALCONY	11 m ²
Level 2	2.04	2 BED	81 m ²
Level 2	2.04	BALCONY	10 m ²
Level 2	2.05	2 BED	81 m ²
Level 2	2.05	BALCONY	13 m ²
Level 2	2.06	STUDIO	51 m ²
Level 2	2.07	1 BED	53 m ²
Level 2	2.07	BALCONY	8 m ²
Level 2	2.08	1 BED	63 m ²
Level 2	2.08	BALCONY	10 m ²

UNIT TYPES			
Level	Unit Number	Name	Area
Level 3			
Level 3	2.03	2 BED	83 m ²
Level 3	2.04	2 BED	81 m ²
Level 3	2.05	2 BED	81 m ²
Level 3	3.01	1 BED	51 m ²
Level 3	3.01	BALCONY	8 m ²
Level 3	3.02	2 BED	95 m ²
Level 3	3.02	BALCONY	11 m ²
Level 3	3.03	BALCONY	11 m ²
Level 3	3.04	BALCONY	10 m ²
Level 3	3.05	BALCONY	13 m ²
Level 3	3.06	STUDIO	51 m ²
Level 3	3.07	1 BED	53 m ²
Level 3	3.07	BALCONY	8 m ²
Level 3	3.08	1 BED	62 m ²
Level 3	3.08	BALCONY	10 m ²

UNIT TYPES			
Level	Unit Number	Name	Area
Level 4			
Level 4	4.01	1 BED	51 m ²
Level 4	4.01	BALCONY	8 m ²
Level 4	4.02	2 BED	95 m ²
Level 4	4.02	BALCONY	11 m ²
Level 4	4.03	2 BED	83 m ²
Level 4	4.03	BALCONY	11 m ²
Level 4	4.04	2 BED	81 m ²
Level 4	4.04	BALCONY	10 m ²
Level 4	4.05	2 BED	81 m ²
Level 4	4.05	BALCONY	13 m ²
Level 4	4.06	STUDIO	51 m ²
Level 4	4.07	1 BED	53 m ²
Level 4	4.07	BALCONY	8 m ²
Level 4	4.08	1 BED	63 m ²
Level 4	4.08	BALCONY	10 m ²

UNIT TYPES			
Level	Unit Number	Name	Area
Level 5			
Level 5	5.01	2 BED	43 m ²
Level 5	5.01	BALCONY	14 m ²
Level 5	5.02	3 BED	44 m ²
Level 5	5.02	BALCONY	26 m ²
Level 5	5.03	3 BED	44 m ²
Level 5	5.03	BALCONY	26 m ²
Level 5	5.04	3 BED	58 m ²
Level 5	5.04	BALCONY	43 m ²
Level 5	5.05	STUDIO	51 m ²
Level 5	5.06	3 BED	57 m ²
Level 5	5.06	BALCONY	26 m ²
Level 5	5.07	2 BED	59 m ²
Level 5	5.07	BALCONY	16 m ²

UNIT TYPES			
Level	Unit Number	Name	Area
Level 6			
Level 6	5.01	2 BED	53 m ²
Level 6	5.02	3 BED	67 m ²
Level 6	5.02	BALCONY	4 m ²
Level 6	5.03	3 BED	68 m ²
Level 6	5.03	BALCONY	4 m ²
Level 6	5.04	3 BED	85 m ²
Level 6	5.04	BALCONY	5 m ²
Level 6	5.06	3 BED	47 m ²
Level 6	5.07	2 BED	43 m ²
Level 6	5.07	BALCONY	7 m ²



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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title

UNIT TYPES DIAGRAMS

Scale 1:500

Drawing Created (date) 10/18/16

Drawing Created (by) Group GSA

Plotted and checked by RT

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Approved RU

Project No Drawing No Issue

160279 DA4200 E

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27/07/2017 4:24:41 PM

BASIX Thermal comfort inclusions

Glazing Doors/windows/clerestory	Aluminium framed double clear glazing to all units: U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) A – awning windows + hinged glazed doors U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%) B – sliding doors/windows + fixed glazing + louvres windows Given values are AFRC, total window system values (glass and frame)
Roof	Concrete roof, no insulation Default colour modelled
Ceiling	Plasterboard ceiling, R2.5 insulation where roof or balcony is over It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required
External Walls	75mm Hebel power panel with a minimum R2.0 insulation (insulation only value) Default colour modelled
Inter tenancy Walls	75 mm Hebel power panel to walls adjacent to neighbours, no insulation required 75 mm Hebel power panel to walls adjacent to hallways with a minimum R1.2 insulation (insulation only value) 75 mm Hebel power panel to walls adjacent to hallways with a minimum R2.7 insulation (insulation only value) required to units 1.01, 1.02, 3.01, 4.01 and 5.01 Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs with a minimum R1.2 insulation (insulation only value) Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs with a minimum R2.7 insulation (insulation only value). required to unit 1.01, 2.01, 3.01, 4.01 and 5.01
Walls with-in dwellings	Plasterboard on studs - no insulation
Floors coverings	Carpet to bedrooms, tiles elsewhere

BASIX Water inclusions

Central rainwater storage	Tank size 5,000L Collecting from at least 200m² roof area (50%) Connected to outdoor tap for irrigation of common landscaped areas
---------------------------	---

BASIX energy inclusions

Hot water system	Central gas-fired boiler with R0.6 (-25mm) insulation to ring main supply risers
Alternative energy	No Basix requirement for alternative energy



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 02 August 2017

Dwelling Address:

Bay St Guilfoyle Av
Double Bay, NSW
2028

www.nathers.gov.au



Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	18/05/17
B	ISSUED FOR INFORMATION	25/05/17
C	ISSUED FOR DA SUBMISSION	27/07/17

DA SUBMISSION

BCA - Access Consultant

Matt Shuter + Associates
Suite 602, 26-30 Spring Street, Bondi Junction, NSW 2022
PH:02 9387 4441

Civil & Structural

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PH 61 2 9267 9312

Electrical / Communications

Audio Systems Logic
5 Sarah St, Mascot, NSW 2020
PH: 2 9700 8669

Hydraulic

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Lift Engineer

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PH:2 7901 3242

Mechanical

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Planner

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19/303 Pacific Hwy, Lindfield, NSW 2070
PH: 94169111

Waste Management

The Mack Group
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Client

ANKA DOUBLE BAY Pty Ltd
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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

30-36 BAY ST & 2 GUILFOYLE AV
DOUBLE BAY

Drawing Title

BASIX THERMAL
COMFORT INCLUSIONS

Scale

Drawing Created (date) 05/16/17

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

Approved RU

Project No Drawing No Issue

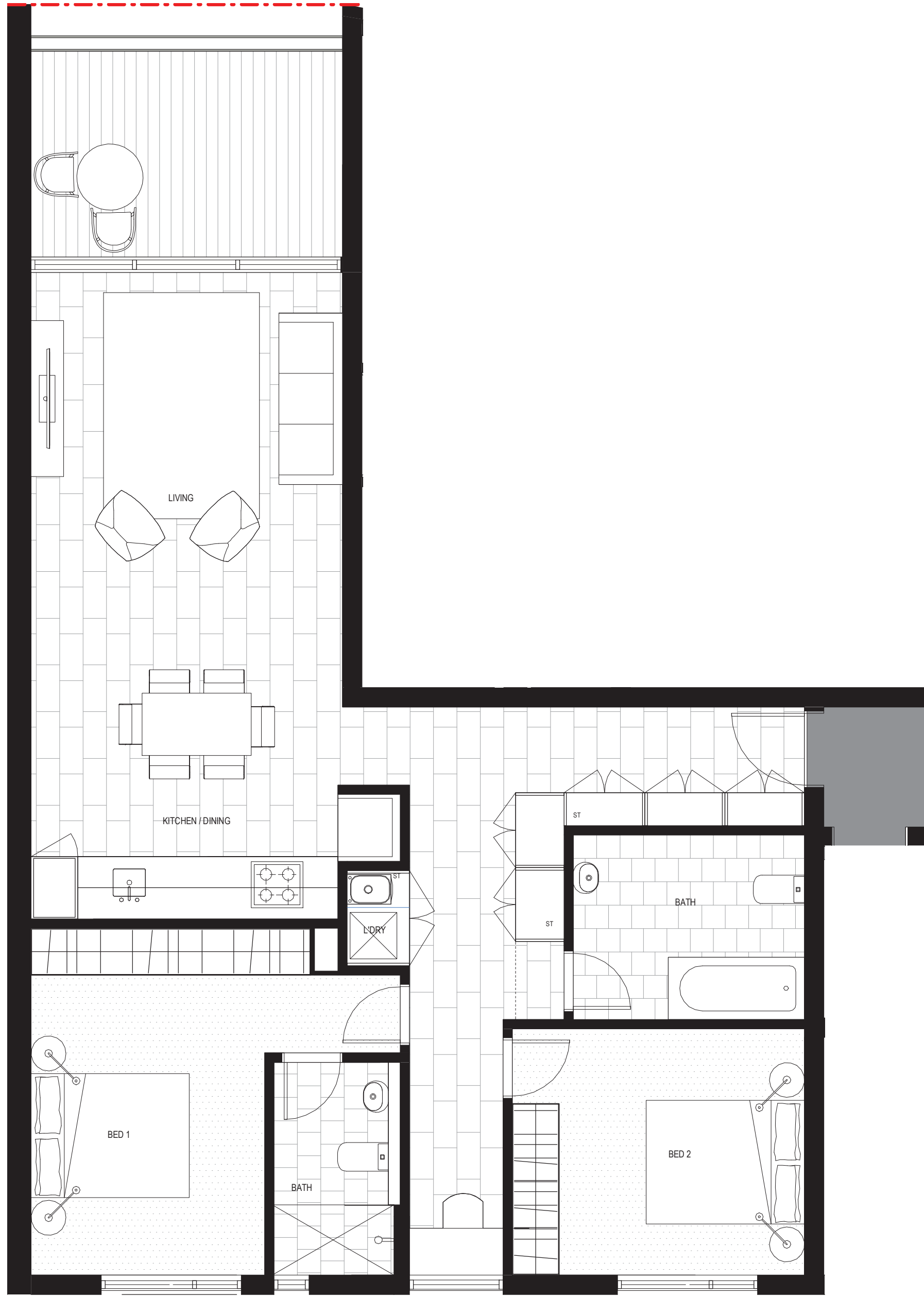
160279 DA 4300

C

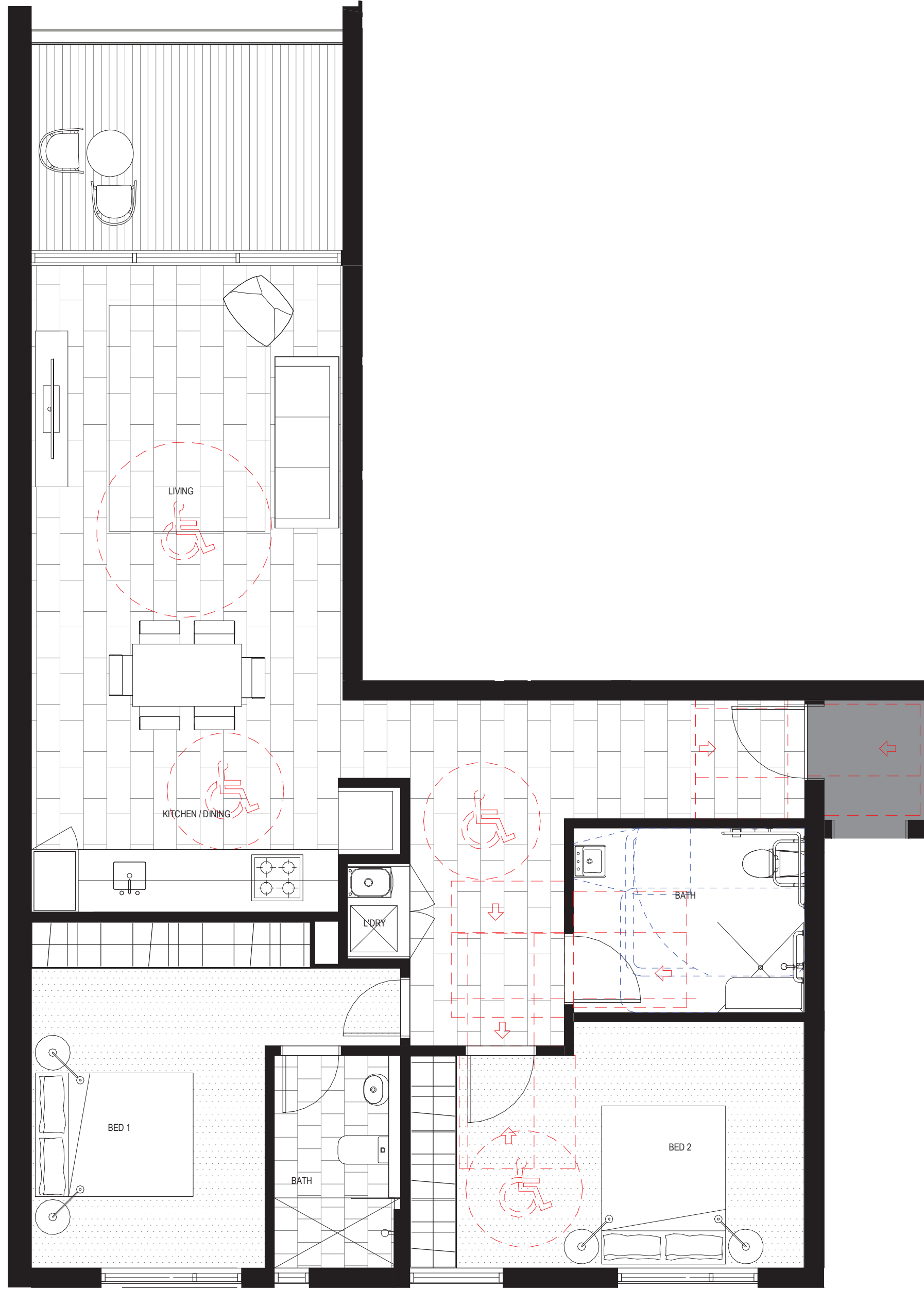
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Do not scale drawings. Use figured Dimensions.

01/08/2017 9:43:07 AM

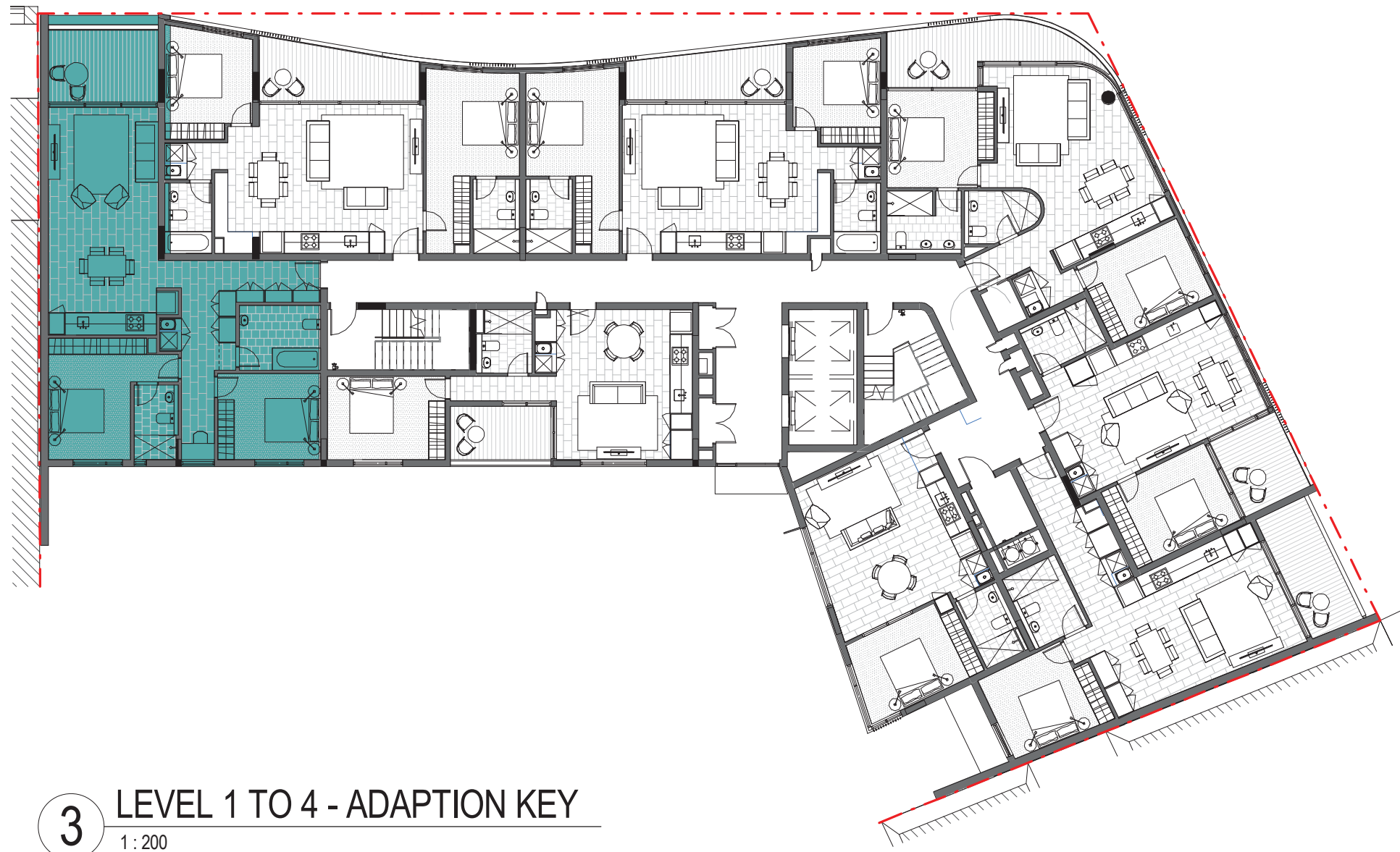
ADAPTABLE UNITS: 1.02, 2.02, 3.02 & 4.02



1 Level 1 TO 4 - ADAPTION PRE
1:50



2 LEVEL 1 TO 4 - ADAPTION POST
1:50



3 LEVEL 1 TO 4 - ADAPTION KEY
1:200



Certificate no.: 0001760850
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 02 August 2017
Dwelling Address: Bay St Guilfoyle Av
Double Bay, NSW
2028



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Amendments		
Issue	Description	Date
A	ISSUED FOR INFORMATION	19/05/17
B	ISSUED FOR INFORMATION	25/05/17
C	ISSUED FOR DA SUBMISSION	27/07/17



North Point

DA SUBMISSION

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

30-36 BAY ST & 2 GUILFOYLE AV

DOUBLE BAY

Drawing Title

ADAPTABLE TYPE 1

Scale As indicated

Drawing Created (date) 10/27/16

Drawing Created (by) Group GSA

Plotted and checked by RT

Verified RU

Approved RU

Project No Drawing No Issue

160279 DA5000 C

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27/07/2017 4:24:46 PM