19-27 CROSS STREET, DOUBLE BAY - MIXED USE DEVELOPMENT

S4.55 APPLICATION

FEBRUARY 2022

DRAWING LIST

DA_00	cover sheet
DA_02	plan - site + roof
DA_03	plan - basement 2
DA_04	plan - basement 1
DA_05	plan - ground floor
DA_06	plan - level 1
DA_07	plan - level 2
DA_08	plan - level 3
DA_09	plan - level 4
DA_10	plan - level 5
DA_11	plan - roof terrace
DA_12	plan - roof
DA_13	section AA
DA_14	elevations - south
DA_15	elevations - east
DA_16	elevations - north
DA_17	elevations - west
DA_18	GFA diagrams 1 of 2
DA_18A	GFA diagrams 2 of 2
DA_19	adaptable apartment layout
DA_20	ventilation diagram
DA_21	ADG diagrams
DA_22	exterior finishes
DA_23	photomontage
DA_24	shadow diagrams 9am
DA_25	shadow diagrams 12pm
DA_26	shadow diagrams 3pm
DA_27	solar analysis 9am
DA_28	solar analysis 10am
DA_29	solar analysis 11am
DA_30	solar analysis 12pm
DA_31	solar analysis 1pm
DA_32	solar analysis 2pm
DA_33	solar analysis 3pm
DA_35	sightline diagram
DA_36	view analysis

SITE DETAILS

address : 19-27 Cross St, Double Bay, NSW 2028
property : Lot 100, DP 617017
site Area : 1334 sqm

BASIX CERTIFICATE

The applicant must comply with the requirements of the BASIX certificate

FINISHES & NOTATIONS LEGEND

DP	-	down pipe
(e)	-	existing
EGL	-	existing ground line
EOC	-	expressed off-form concrte
EX	-	existing
FB	-	face brickwork
GL	-	clear glass
GU	-	gutter
HWU	-	hot water unit
MR	-	metal roofing
P	-	paint finish
PV	-	photovoltaic panels
R+P	-	render with paint finish
RT	-	roofing tiles
RWH	-	rainwater head
SK	-	skylight
SH	-	shutters
SMH	-	sewer man hole
ST	-	stone
W	-	window
WO	-	window obscure glazing

LIST OF CHANGES:

01 ENCLOSED CAR PARK LOBBIES
02 ACCESSIBLE SPACE RELOCATION FOR PROVISION OF MATURE TREE ON GROUND FLOOR
03 ADJUSTMENT TO LOBBY SIZE AND PROVISION OF CONCIERGE DESK
04 FIRE STAIRS EGRESS DIRECTLY TO STREET
05 BALCONY ACCESS FROM MASTER BEDROOM & CURVED CORNER ARTICULATION TO UPPER LEVELS
06 MINOR INTERNAL LAYOUT ADJUSTMENTS TO INTERTENANCY WALLS
07 INTERNAL RECONFIGURATION OF UNIT 3.04
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10 BASEMENT RL ADJUSTED
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12 RAINWATER TANK ADDED

issue

	date	description
2	22.12.21	final issue to consultants
A	31.01.22	S4.55 APPLICATION

remember

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E info@luigirosselli.com

ABN 80 003 635 372
NOM REG NO. 4895

drawing: cover sheet

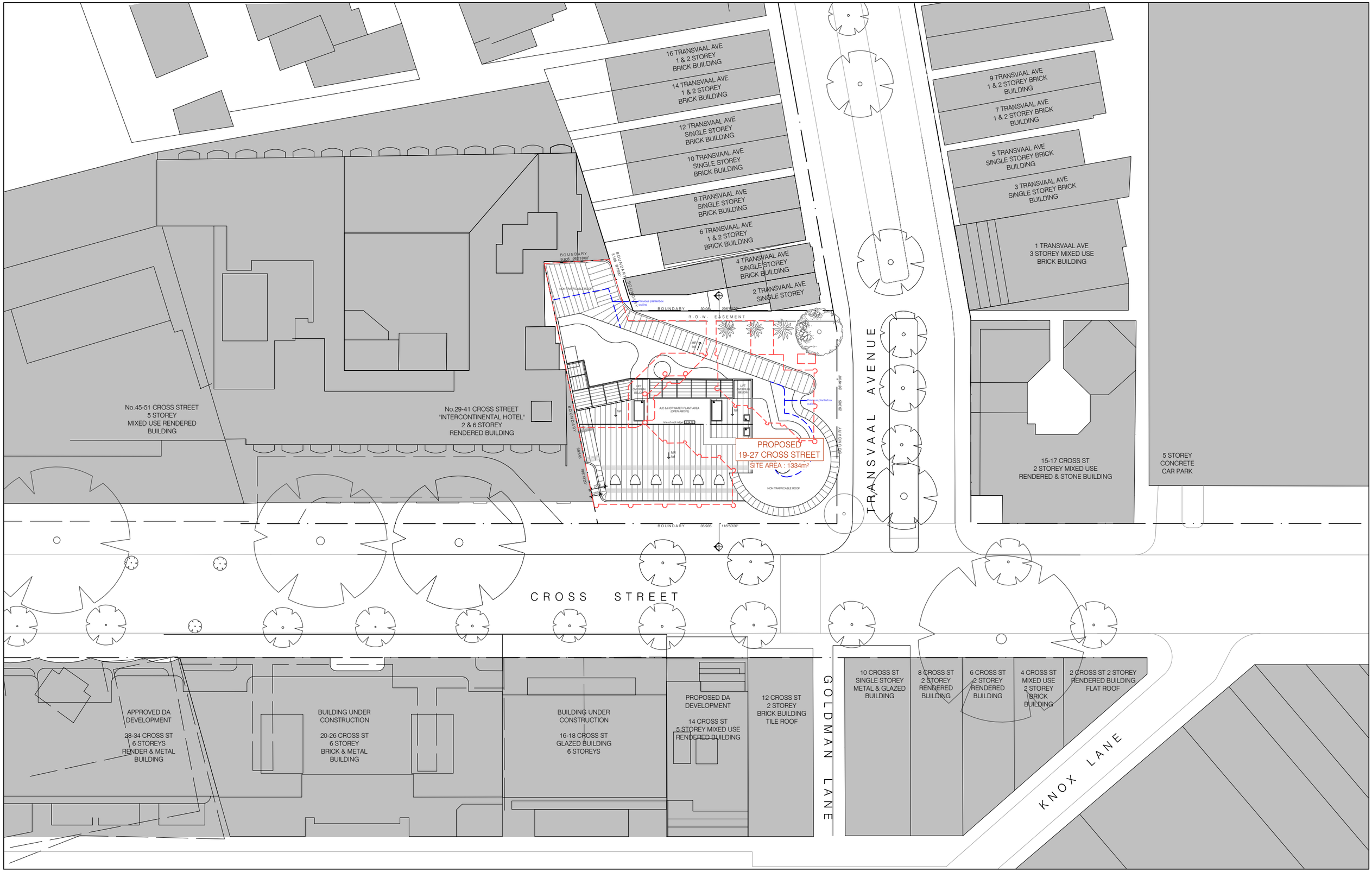
project: mixed use development
19-27 cross street, double bay

drawing no. S4.55_00 issue A

scale
plotdate
cadfile s4.55_00 cover sheet.dwg

job no. 1725

LUIGI ROSSELLI



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drawing

site plan

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_02 issue B

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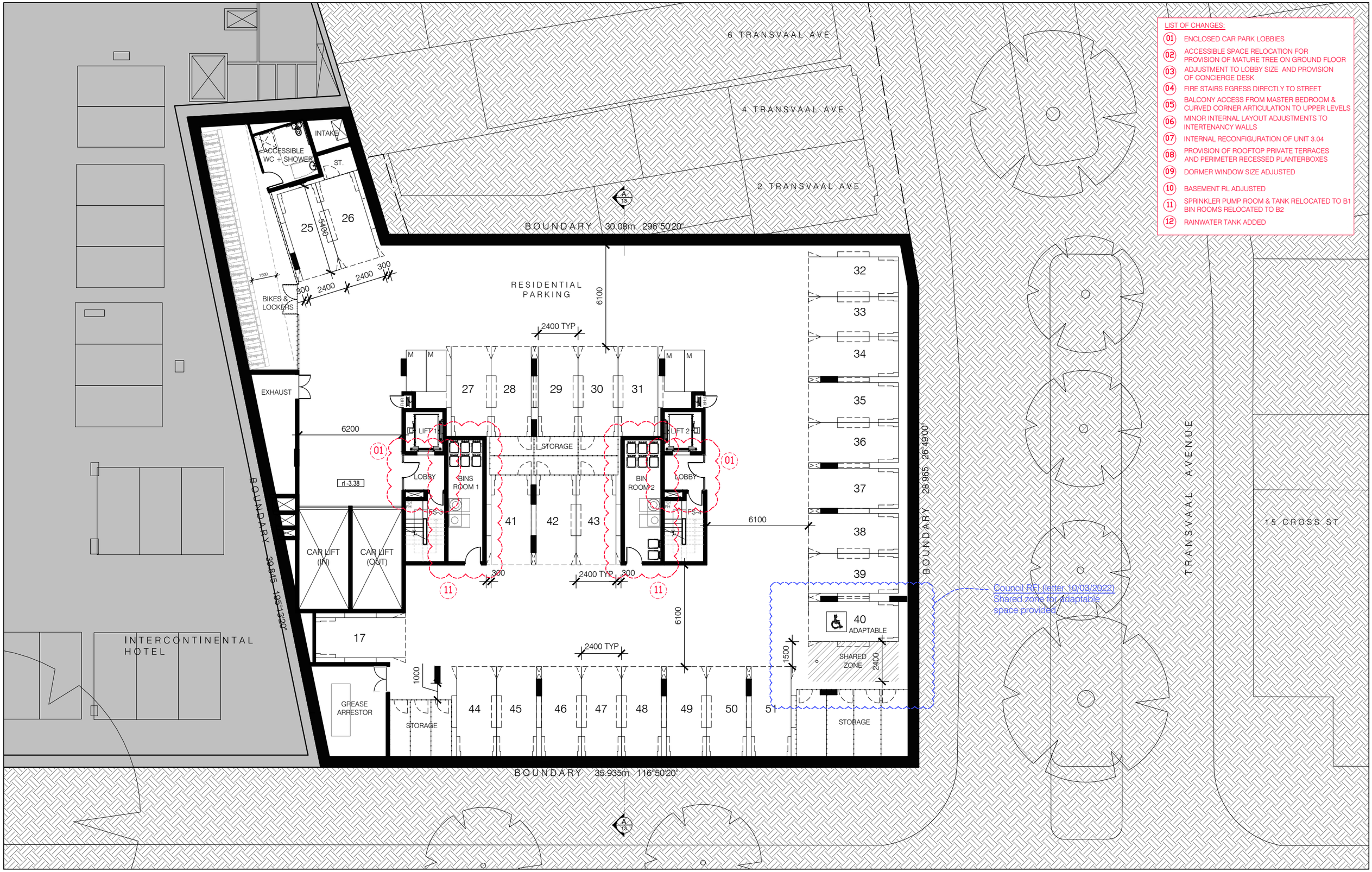

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drawing

plan - basement 2

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_03 issue B

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job no. 1725

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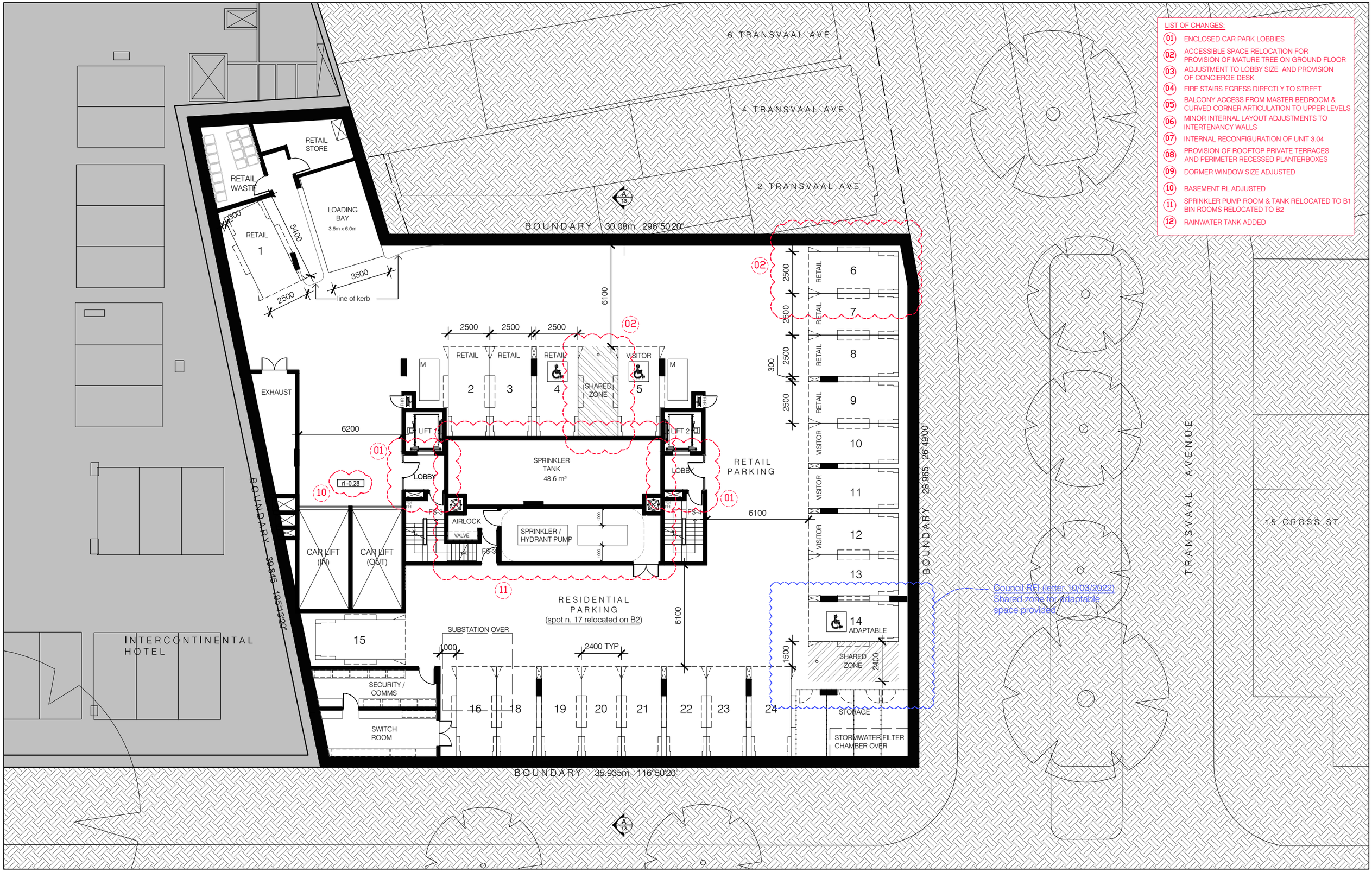

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drawing
plan - basement 1

project
mixed use development
19-27 cross street, double bay

drawing no. S4.55_04 issue B
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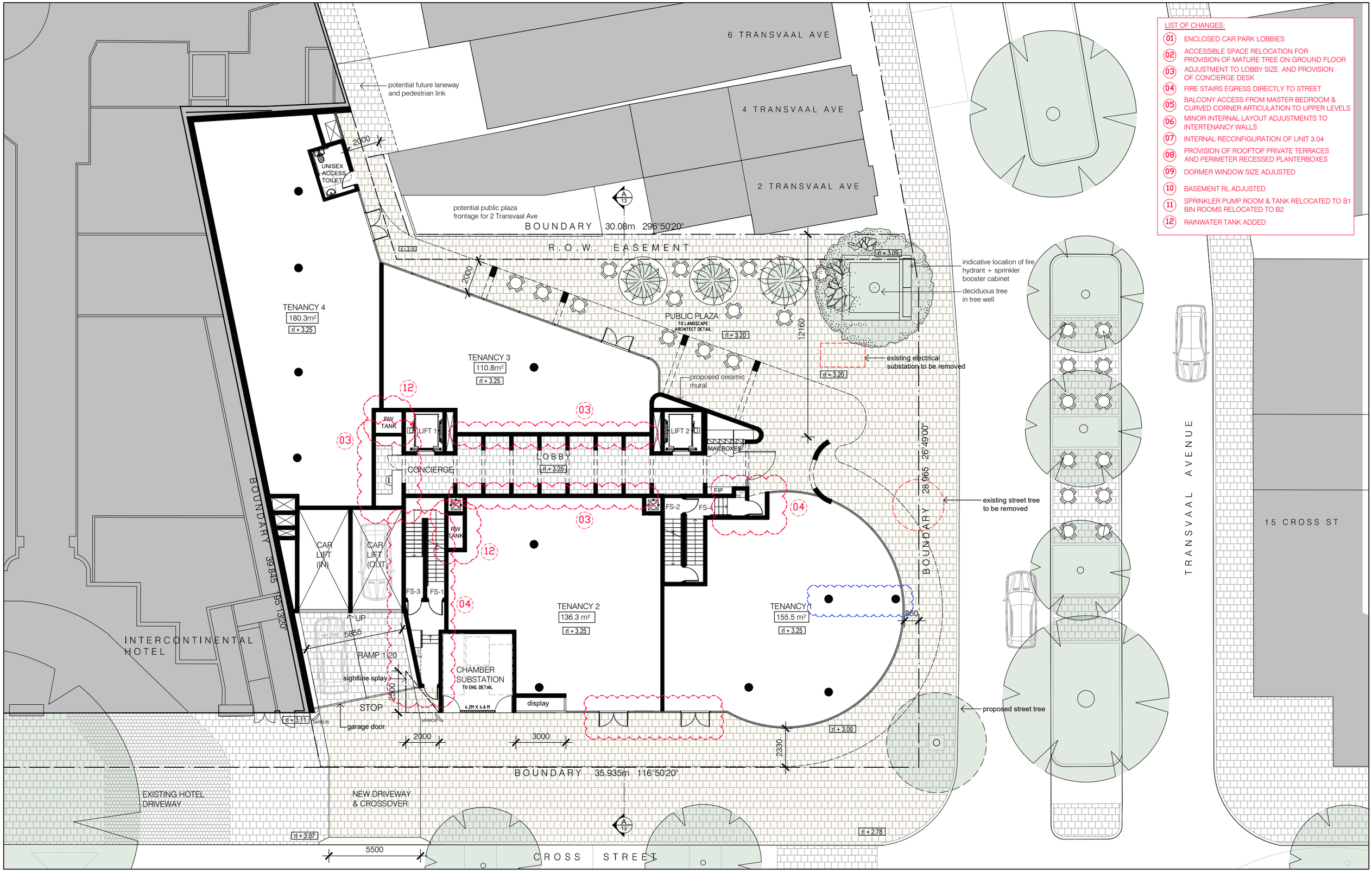

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B	10.02.22	S4.55 APPLICATION
C	17.03.22	S4.55 Additional Information

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drawing

plan - ground floor

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_05 issue C

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job no. 1725

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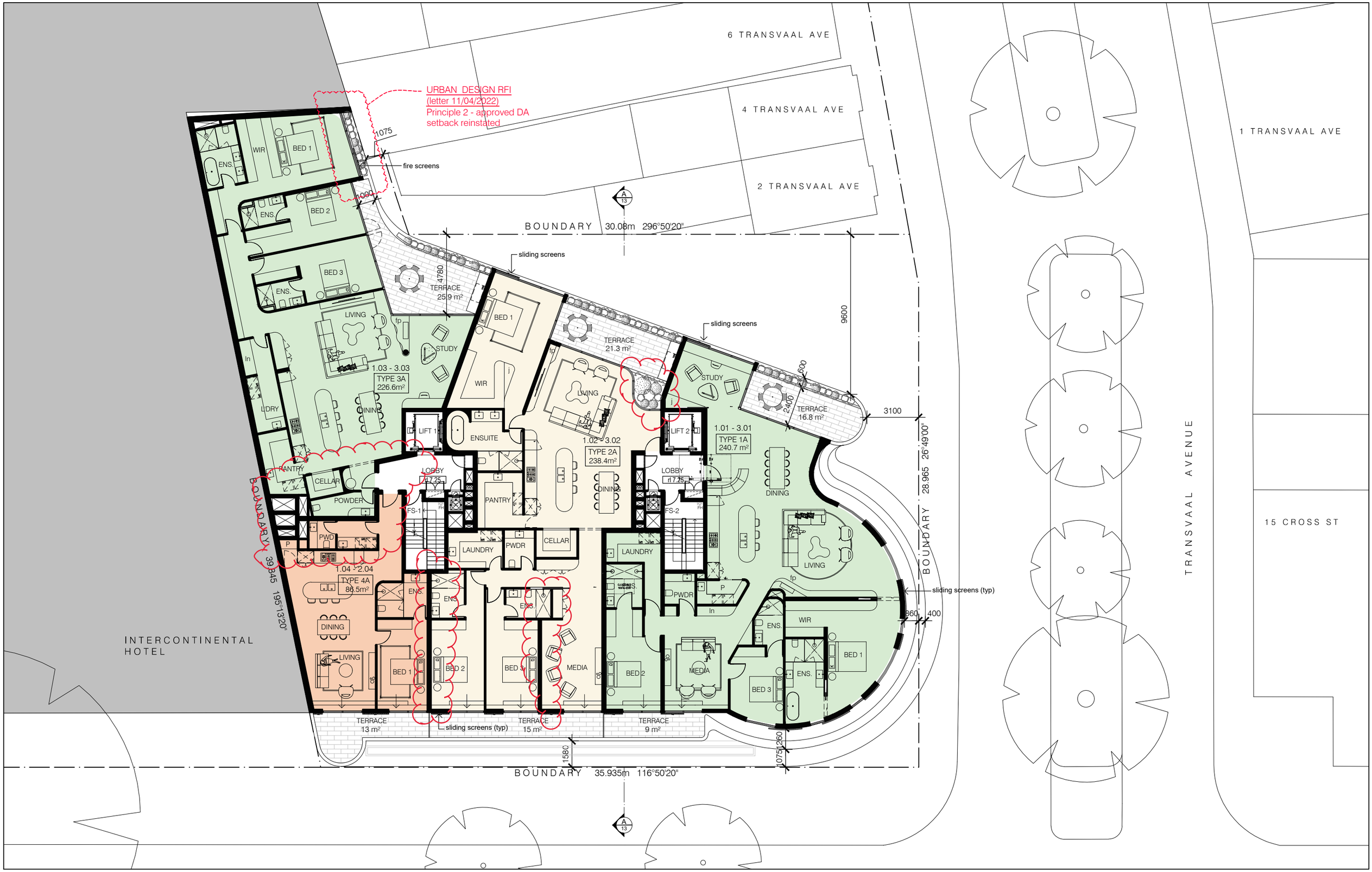

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project

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drawing

plan - level 1

drawing no. S4.55_06 issue B

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job no. 1725

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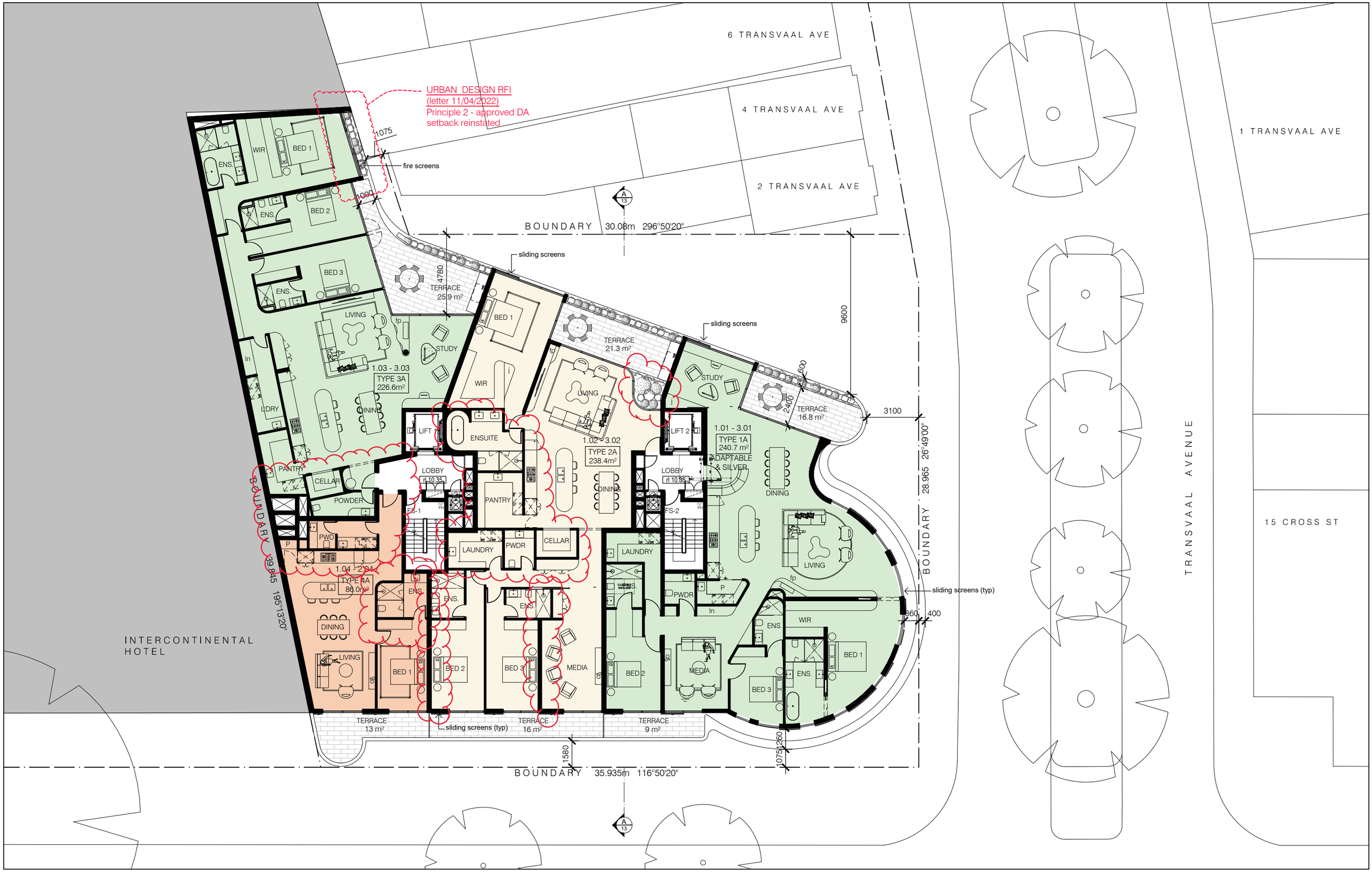

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drawing

plan - level 2

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_07 issue B

scale 1:100@A1 - 1:200@A3
plotdate
cadfile s4.55_07 plan - level 2.dwg

job no. 1725

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drawing

plan - level 3

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_08 issue B

scale 1:100@A1 - 1:200@A3
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job no. 1725

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drawing

plan - level 4

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_09 issue B

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plotdate
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job no. 1725

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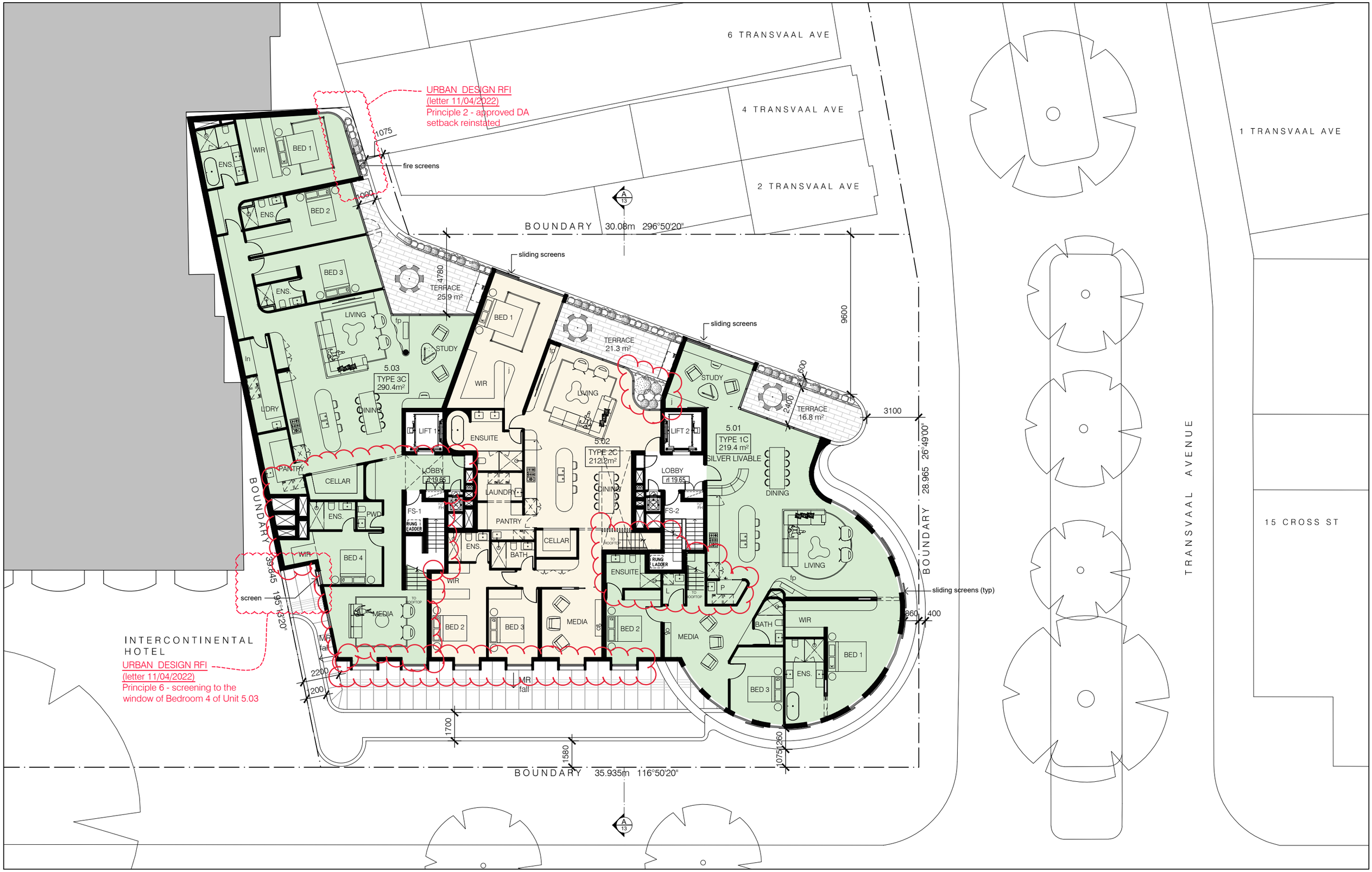

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drawing

plan - level 5

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_10 issue B

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job no. 1725

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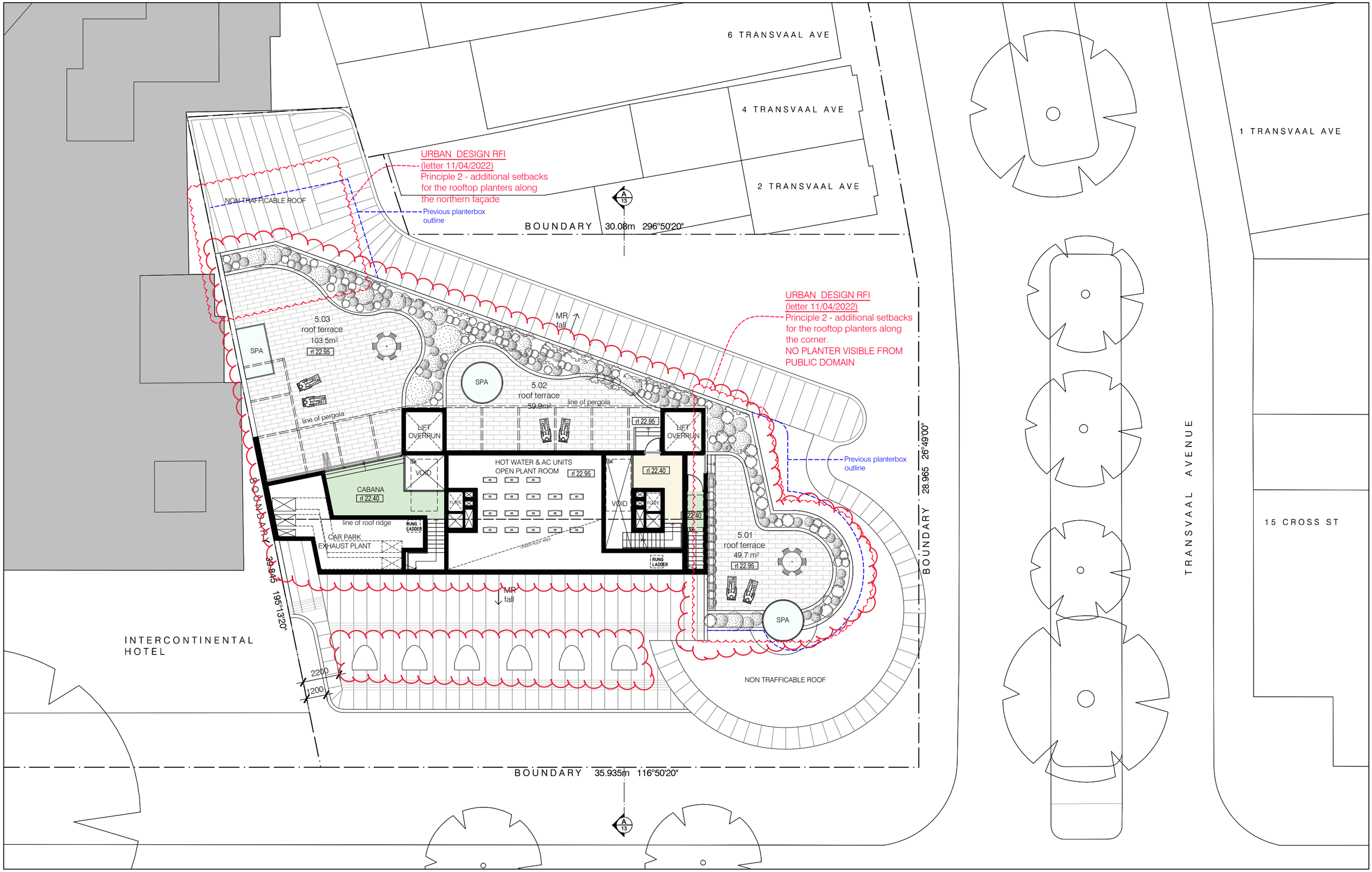

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drawing

plan - roof terrace

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_11 issue B

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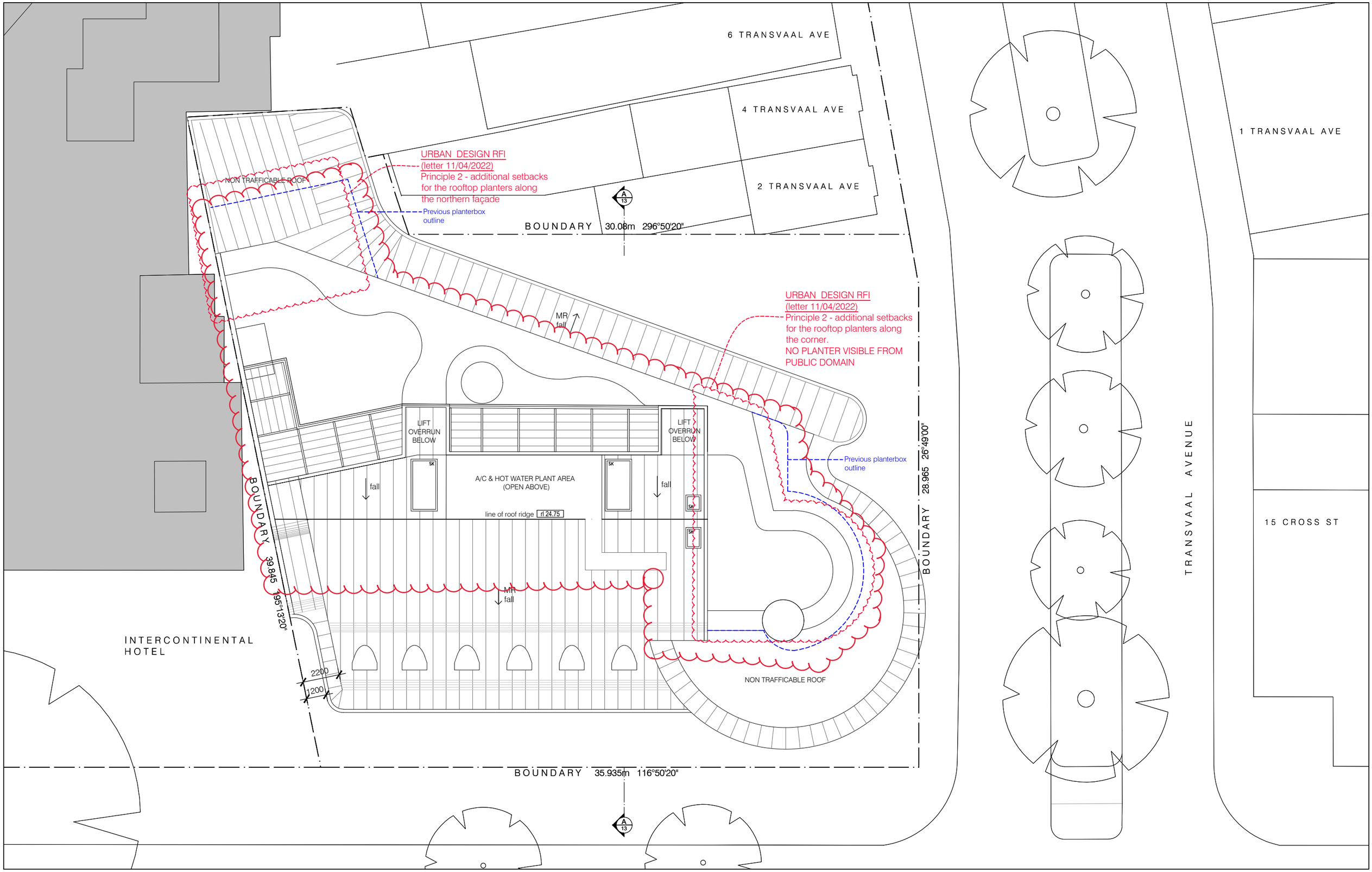

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drawing

plan - roof

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drawing no. S4.55_12 issue B

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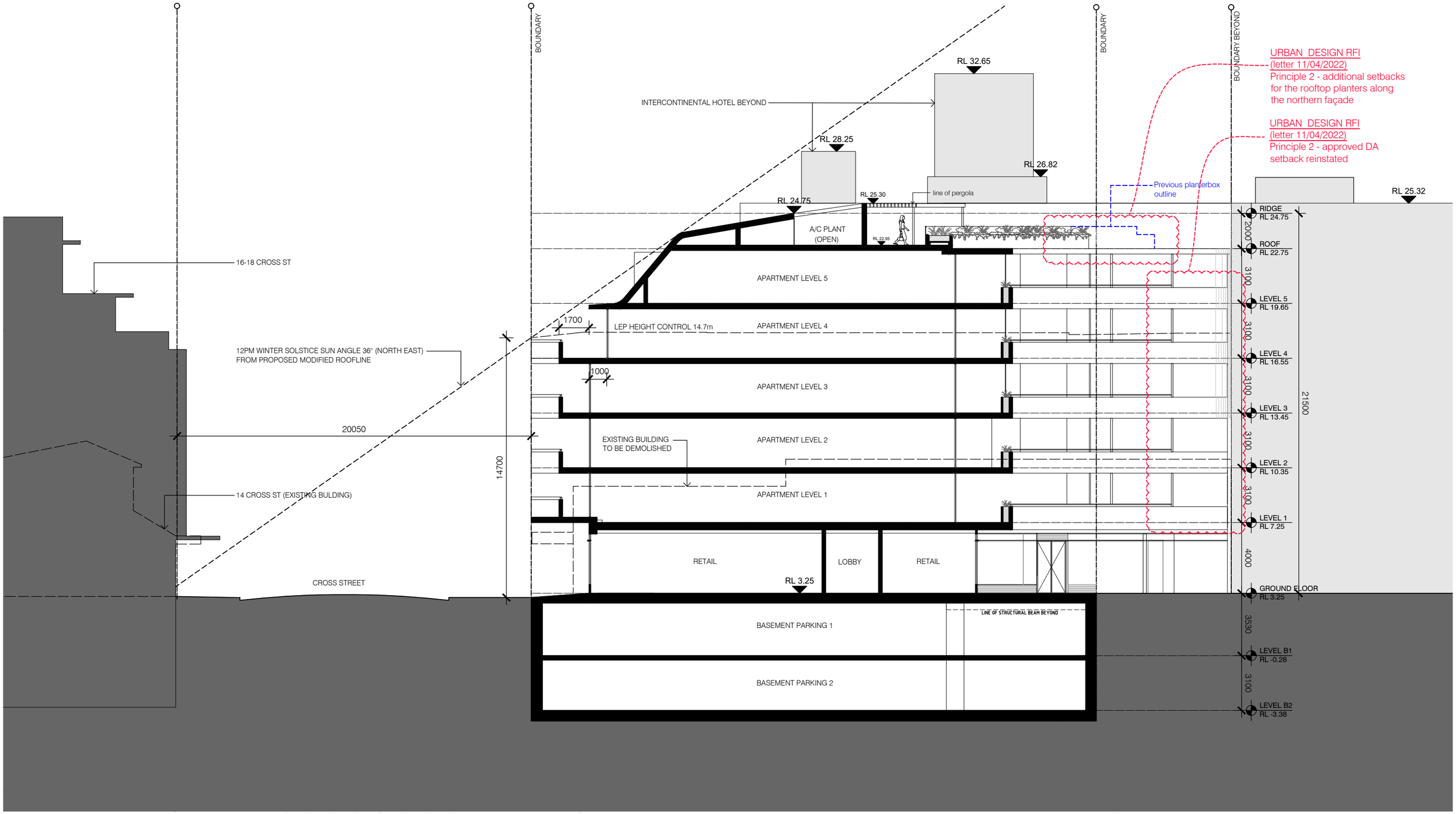

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drawing

section aa

project

mixed use development
19-27 cross street, double bay

drawing no.

S4.55_13 issue B

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job no.

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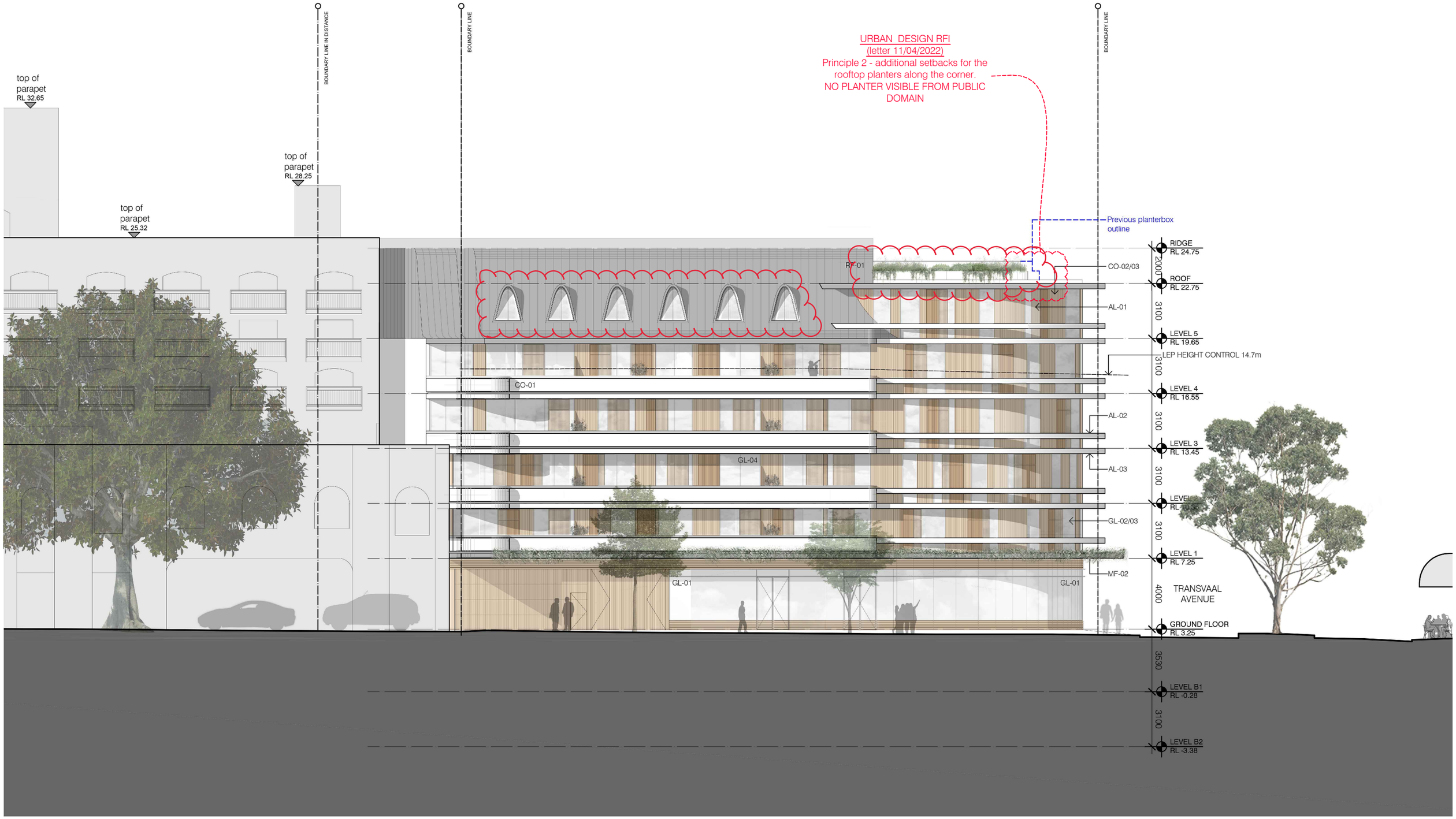

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drawing

elevation - south

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_14 issue B

scale 1:100@A1 - 1:200@A3
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job no. 1725

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drawing

elevation - east

project

mixed use development
19-27 cross street, double bay

drawing no. S4.55_15 issue B

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plotdate
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job no. 1725

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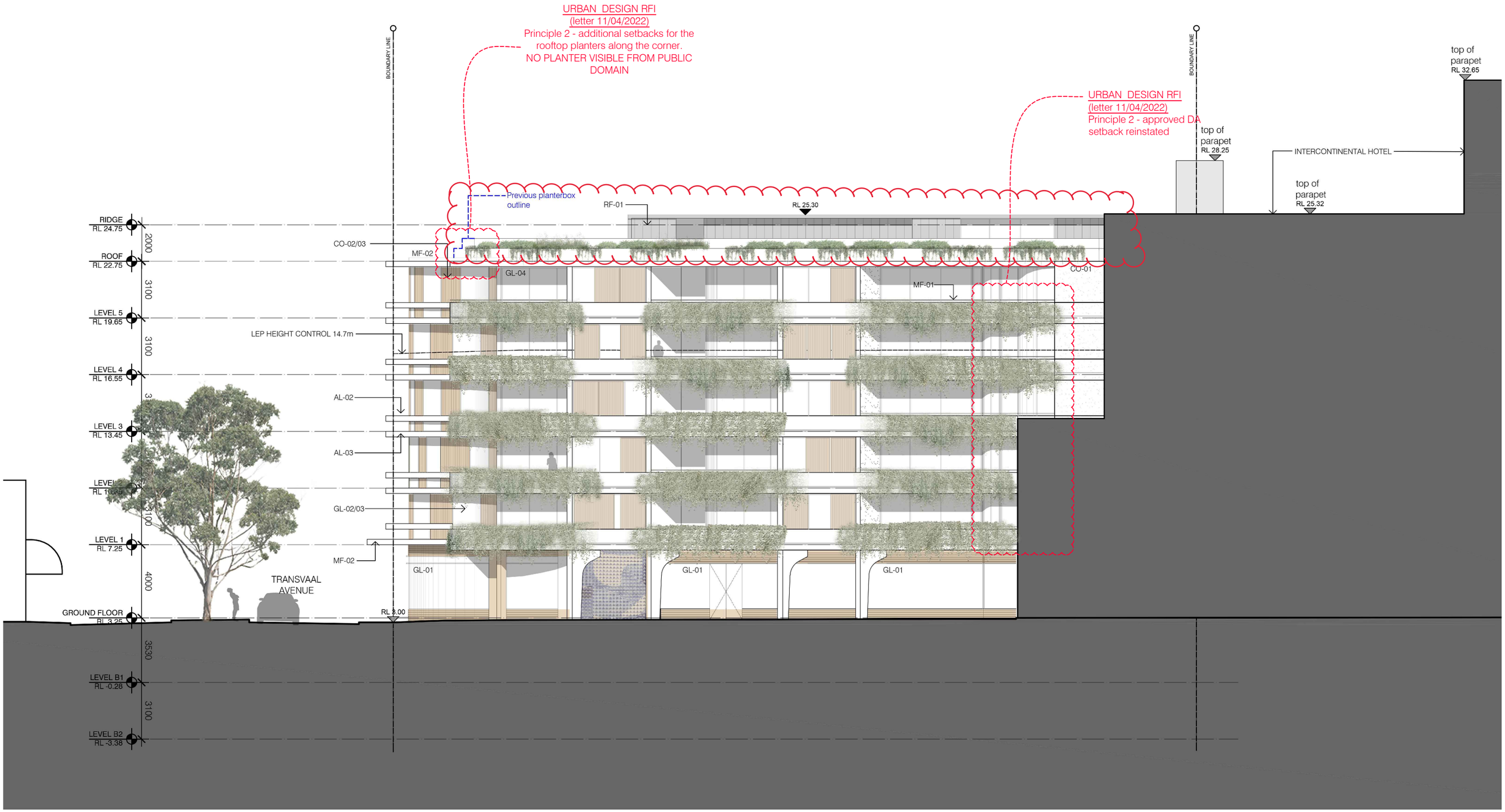

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drawing

elevation - north

project

mixed use development
19-27 cross street, double bay

drawing no.

S4.55_16 issue B

scale 1:100@A1 - 1:200@A3
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job no.

1725

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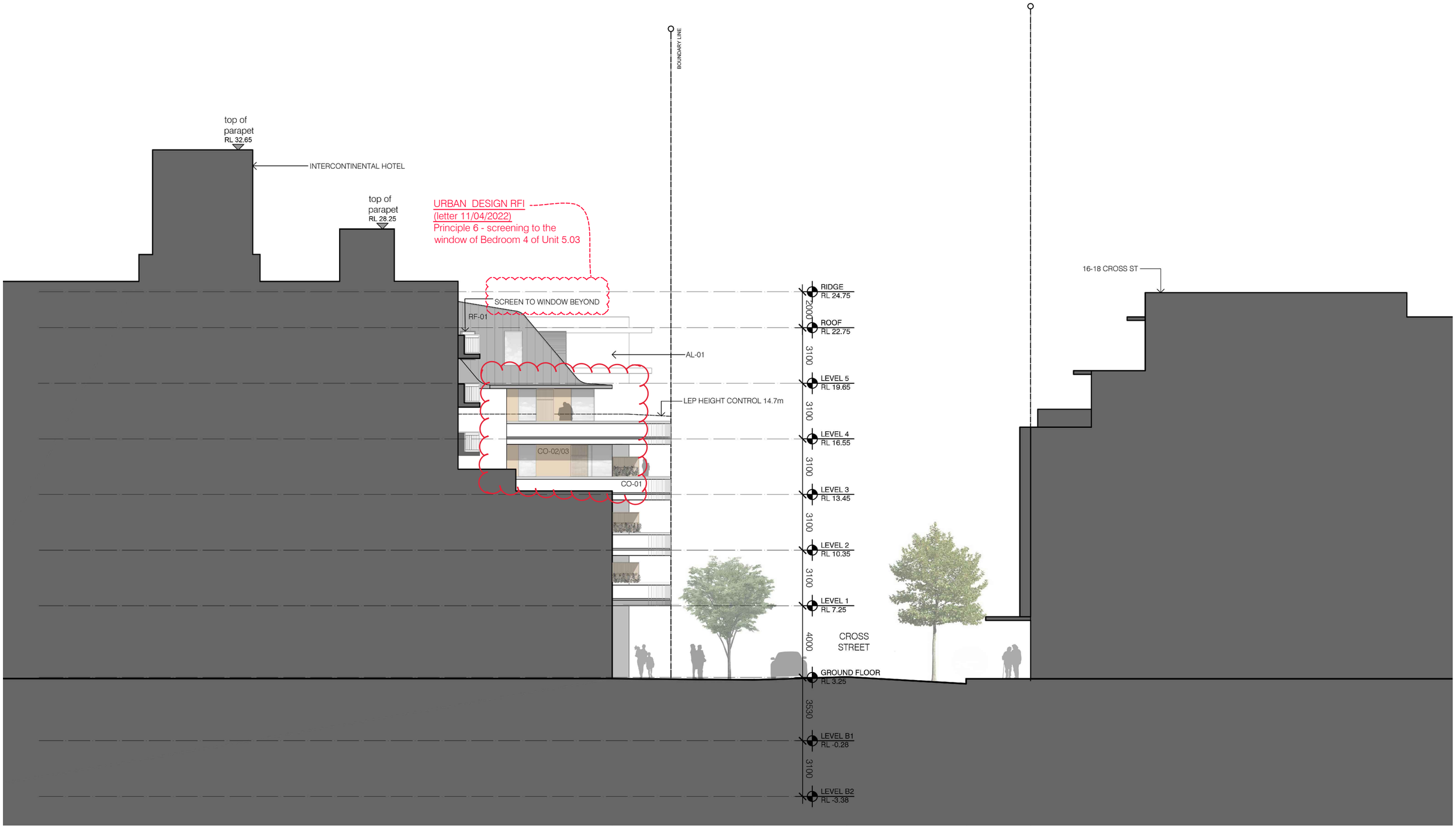

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B	04.05.22	S4.55 Additional Information

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Written dimensions to take preference over scaled dimensions.
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about

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ABN 80 003 635 372
NOM REG NO. 4895

drawing

elevation - west

project

mixed use development
19-27 cross street, double bay

drawing no.

S4.55_17 issue B

scale 1:100@A1 - 1:200@A3
plotdate
cadfile s4.55_17 elevation - west.dwg

job no.

1725

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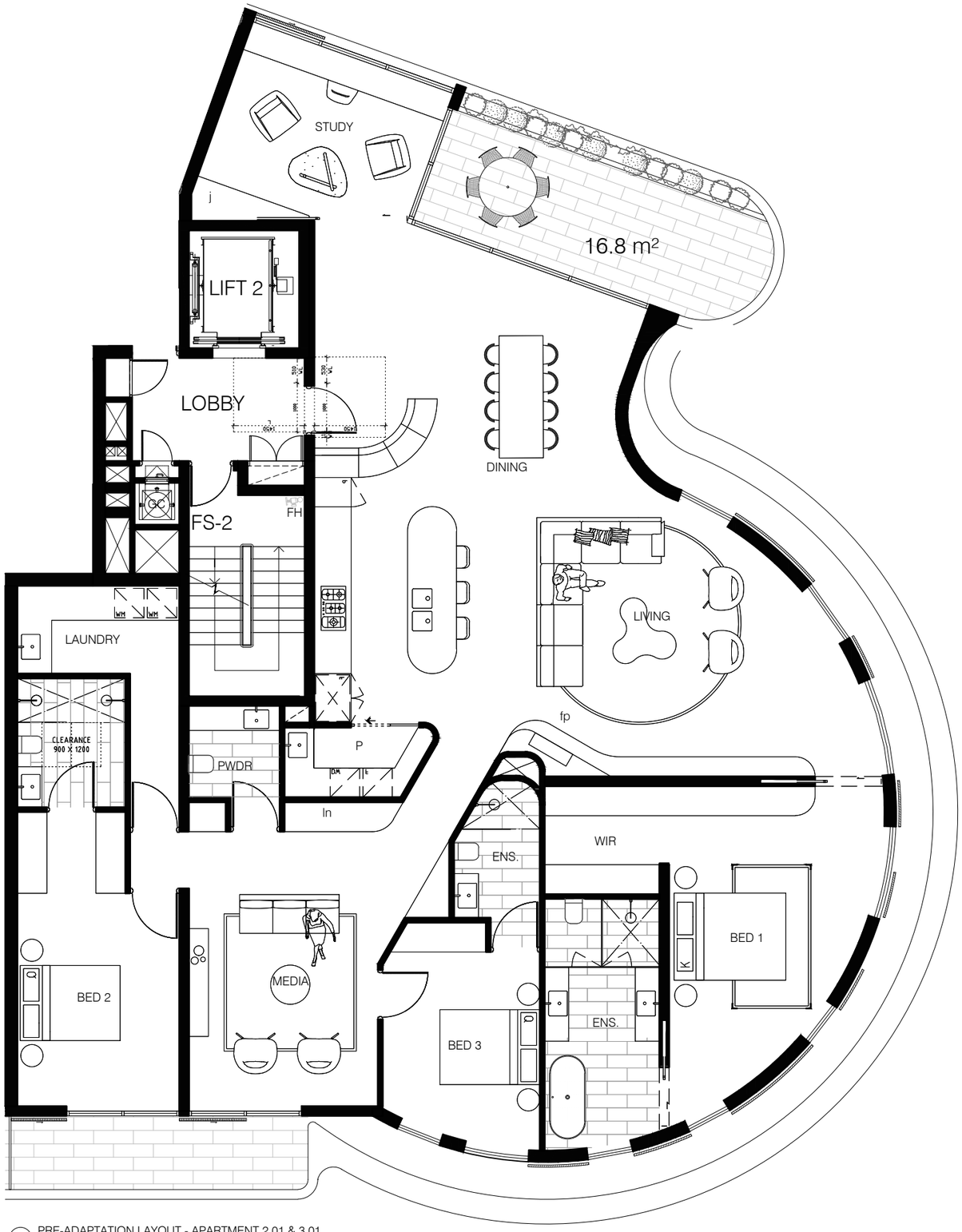
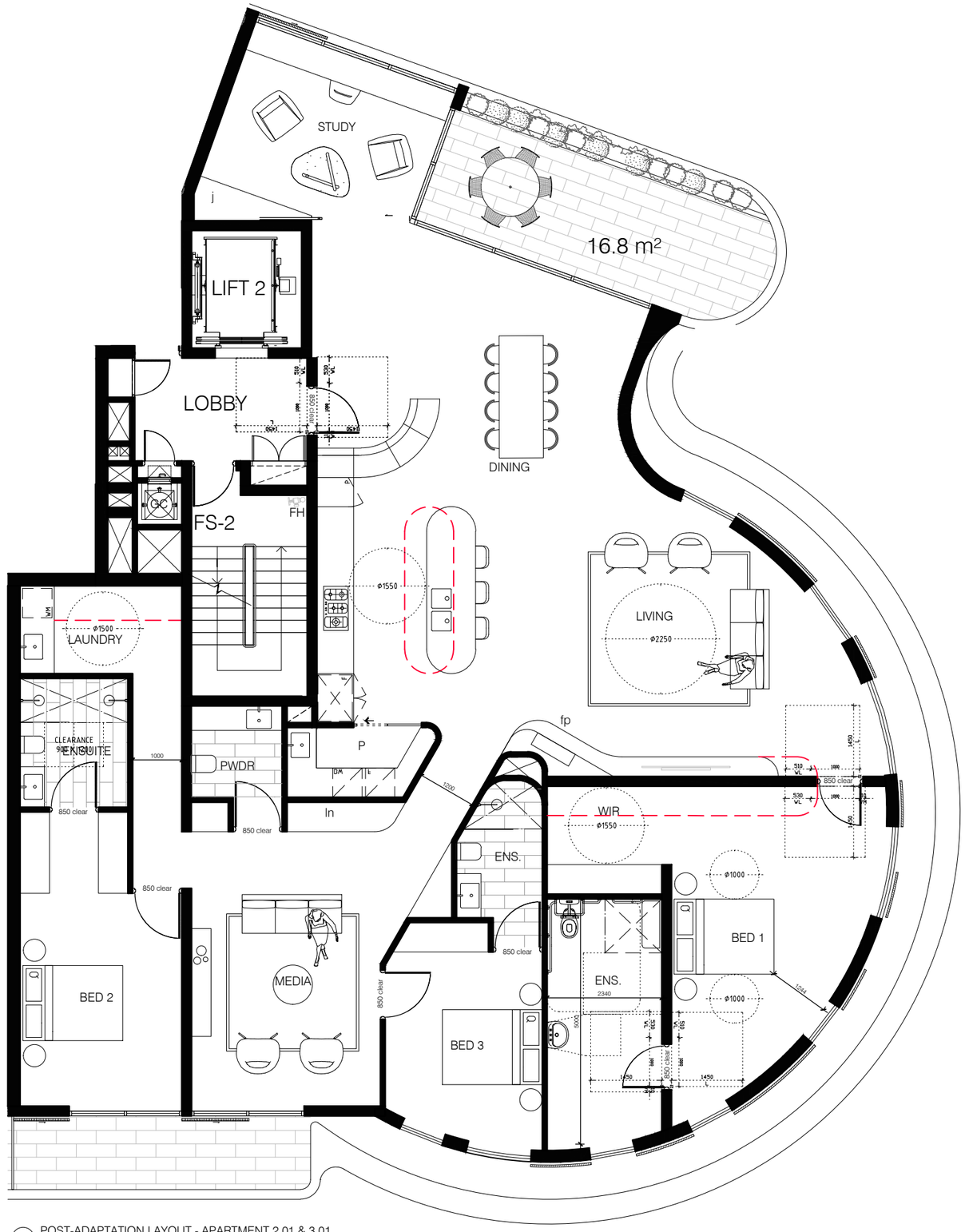


01 PRE-ADAPTATION LAYOUT - APARTMENT 2.01 & 3.01
SCALE 1:50 @A1



01 POST-ADAPTATION LAYOUT - APARTMENT 2.01 & 3.01
SCALE 1:50 @A1

issue

	date	description
	----	----
2	22.12.21	final issue to consultants
A	31.01.22	S4.55 APPLICATION

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ABN 80 003 635 372
NOM REG NO. 4895

drawing
adaptable apartment layout

project
mixed use development
19-27 cross street, double bay

drawing no.
S4.55_19 issue A

scale 1:50@A1 - 1:100@A3
plotdate
cadfile s4.55_19 adaptable apartment layout.dwg

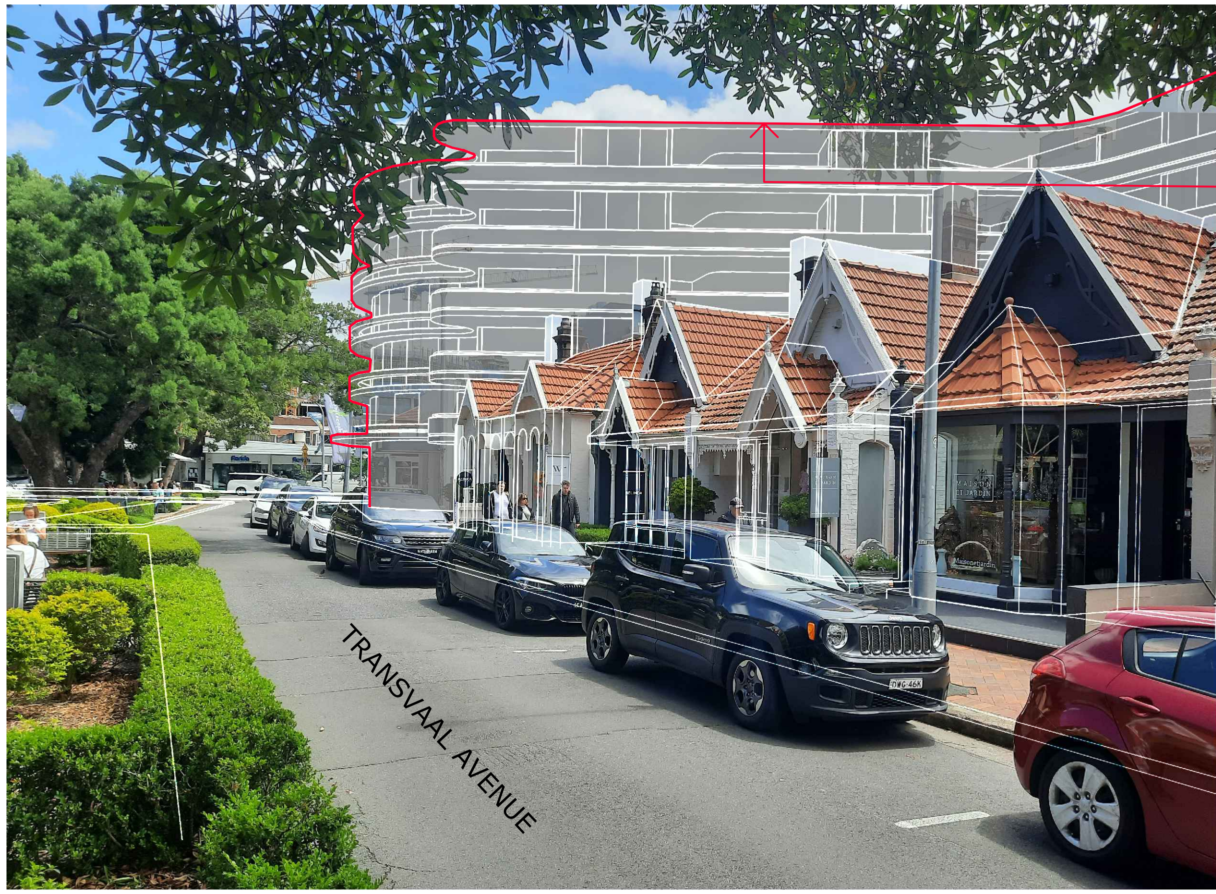
job no.
1725

LUIGI ROSSELLI

A KEY PLAN

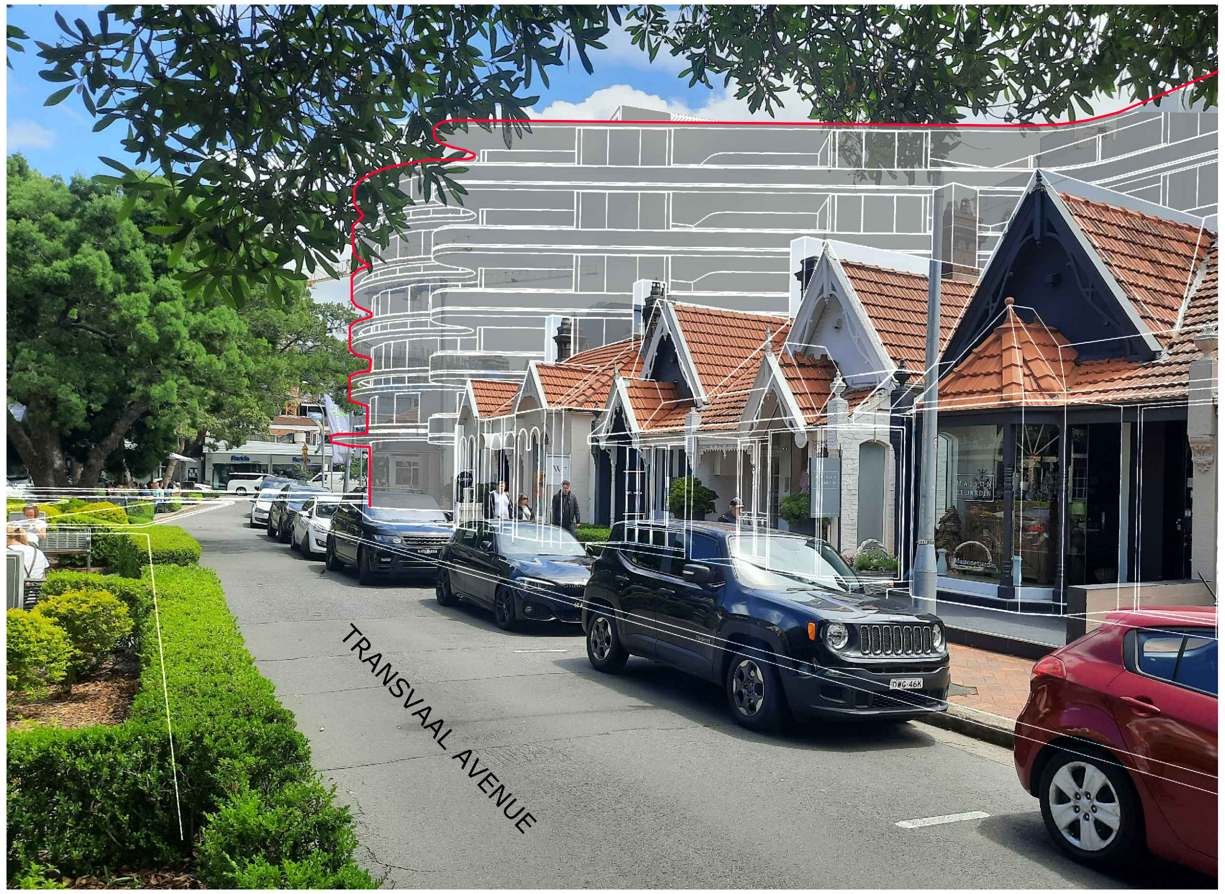
LEGEND:

- ROOF NOT VISIBLE FROM PUBLIC DOMAIN
- LIFT OVERRUN VISIBLE FROM PUBLIC DOMAIN



APPROVED DA OUTLINE

1 TRANSVAAL AVENUE VIEW - APPROVED DA



NO PLANTERBOX
VISIBLE FROM PUBLIC DOMAIN

2 TRANSVAAL AVENUE VIEW - PROPOSED S4.55

issue	date	description
1	02.12.21	preliminary for client review
2	22.12.21	final issue to consultants
A	31.01.22	S4.55 APPLICATION
B	04.05.22	S4.55 Additional Information

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drawing: view analysis

project: mixed use development
19-27 cross street, double bay

drawing no. S4.55_36 issue B
scale: varies
plotdate:
cadfile: s4.55_36 view analysis.dwg
job no. 1725

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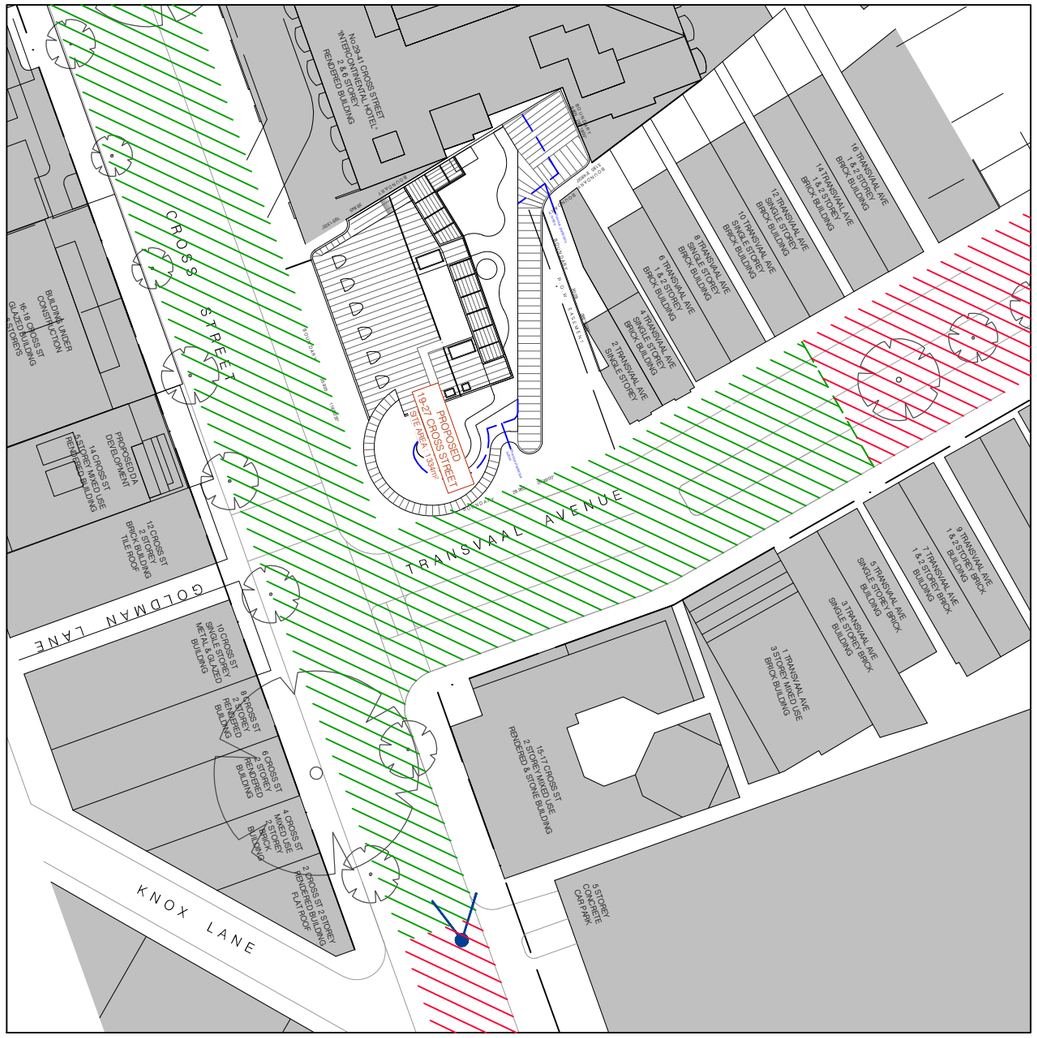
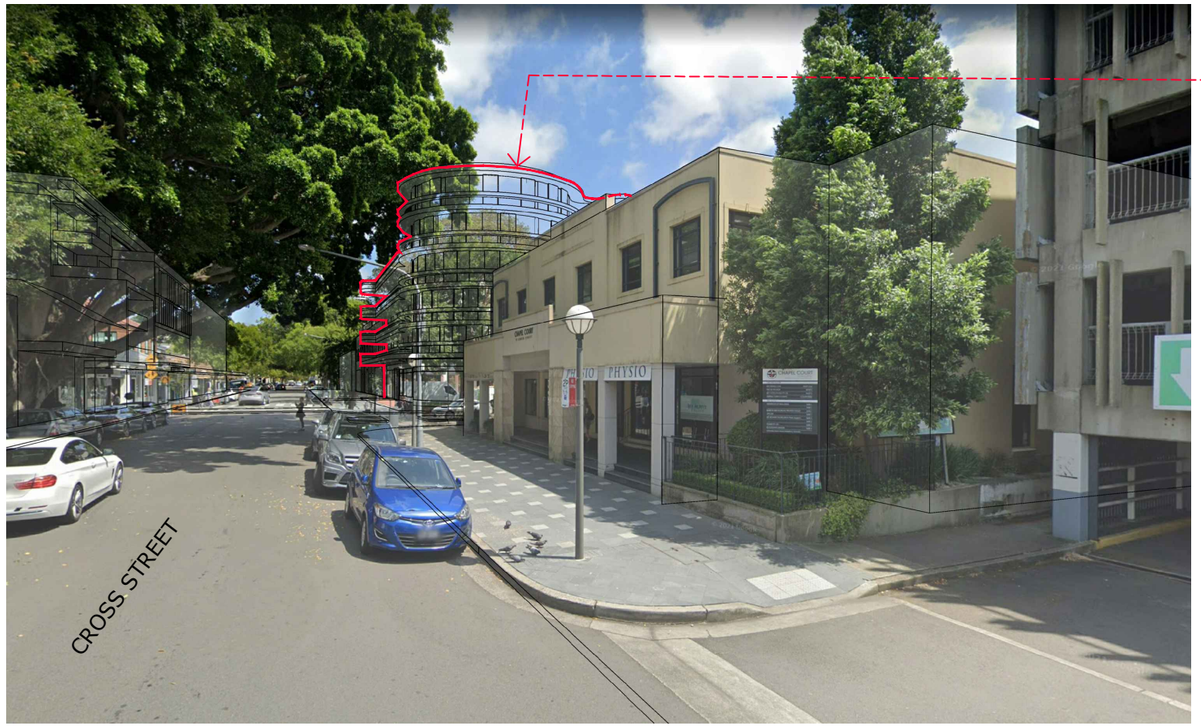


A KEY PLAN

LEGEND:

- ROOF NOT VISIBLE FROM PUBLIC DOMAIN
- LIFT OVERRUN VISIBLE FROM PUBLIC DOMAIN



1 CROSS STREET VIEW - APPROVED DA

NO PLANTERBOX VISIBLE FROM PUBLIC DOMAIN

2 CROSS STREET VIEW - PROPOSED S4.55

issue	date	description
1	22.04.22	preliminary for client review
B	04.05.22	S4.55 Additional Information

remember

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drawing: view analysis cross st

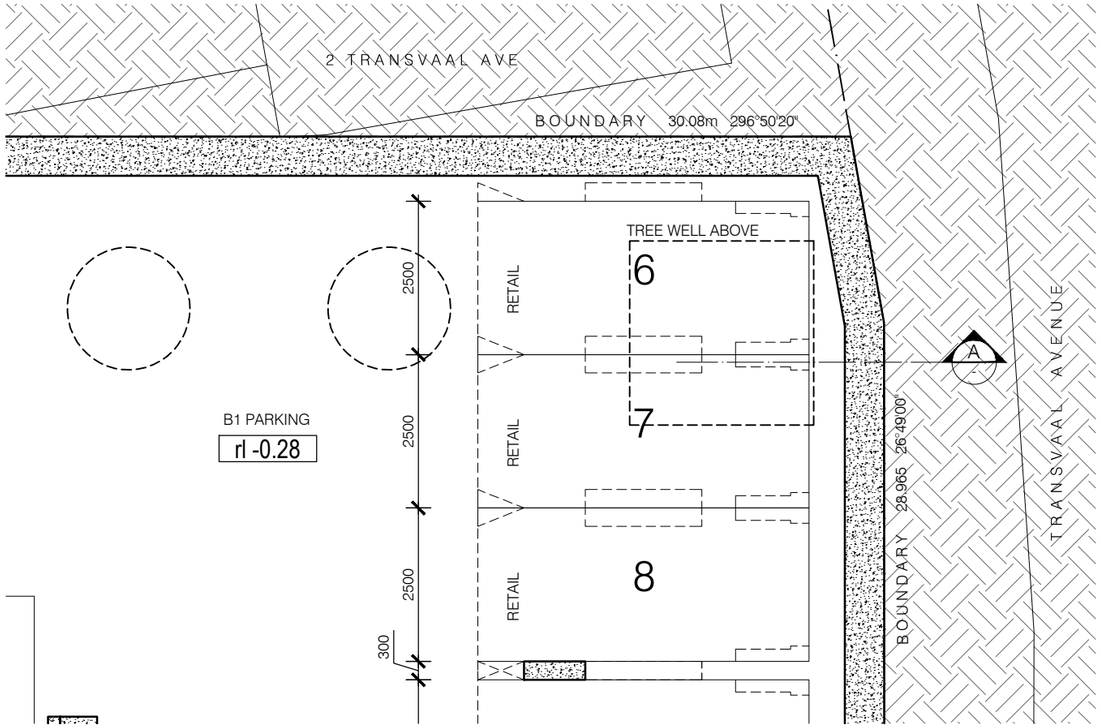
project: mixed use development
19-27 cross street, double bay

drawing no.: S4.55_37 issue B

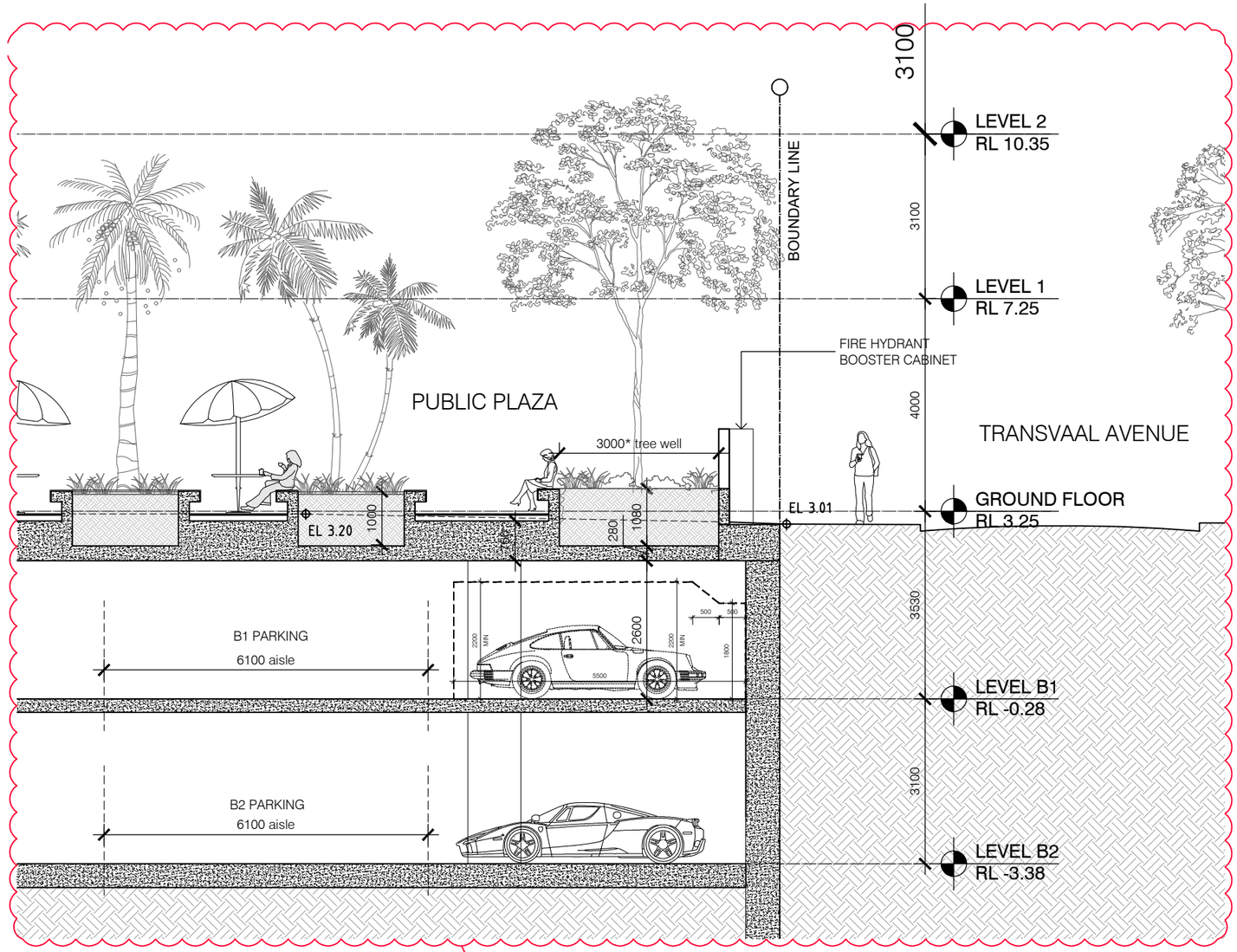
scale 1:100
plotdate 5/11/2022 3:31 PM
cadfile s4.55_37 view analysis cross st.dwg

job no.: 1725

LUIGI ROSSELLI

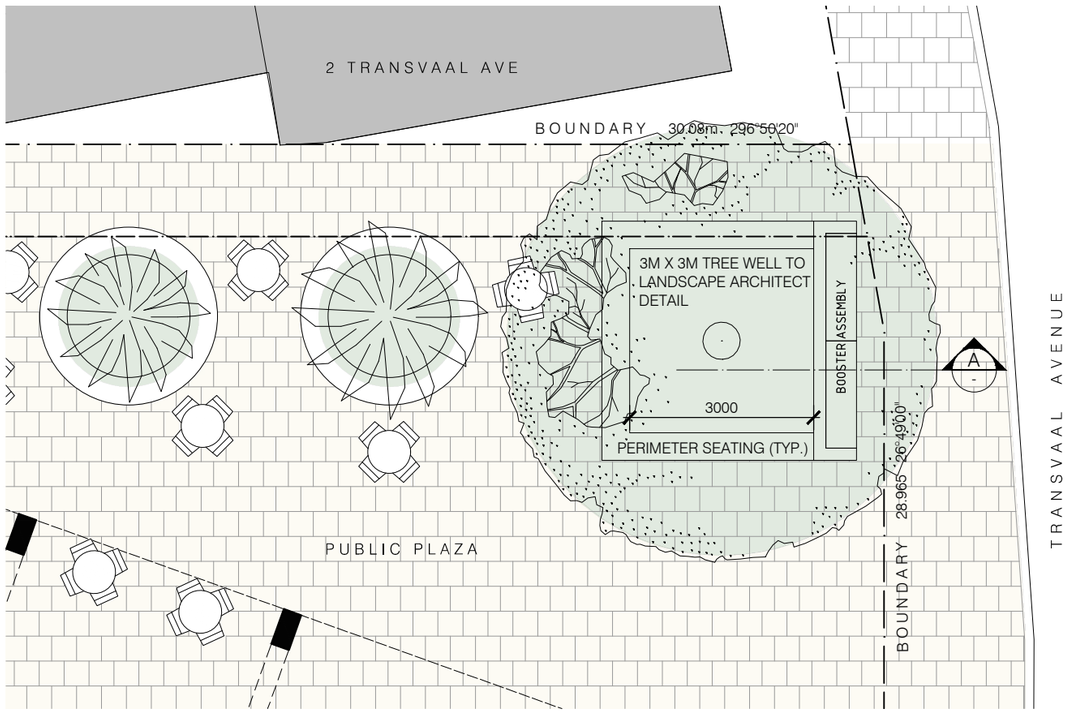


1 PART OF BASEMENT PLAN
SCALE 1:100 @A3



1 SECTION A
SCALE 1:100 @A3

URBAN DESIGN RFI
(letter 11/04/2022)
Principle 5 - detail section of tree well



2 PART OF GROUND FLOOR PLAN
SCALE 1:100@A3

issue	date	description
1	22.04.22	preliminary for client review
B	04.05.22	S4.55 Additional Information

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drawing
tree well section

project
mixed use development
19-27 cross street, double bay

drawing no. S4.55_38 issue B

scale 1:100
plotdate 5/5/2022 12:02 PM
cadfile s4.55_38 tree well section.dwg

job no. 1725

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