

33 CROSS STREET

DOUBLE BAY, NSW

LOT: DP 793525
AREA: 3674m²

DRAWING LIST		
DRAWING NO.	DRAWING NAME	Current Revision
0 COVER SHEETS		
A-DA-0001	COVER SHEET	B
1 SITE PLANS		
A-DA-1100	LOCATION PLAN	B
A-DA-1101	SITE PLAN	B
A-DA-1102	NOTIFICATION PLAN	B
A-DA-1500	DEMOLITION - BASEMENT 2 PLAN	B
A-DA-1501	DEMOLITION - BASEMENT 1 PLAN	B
A-DA-1502	DEMOLITION - GROUND FLOOR PLAN	B
2 FLOOR PLANS		
A-DA-2100	GENERAL ARRANGEMENT - BASEMENT 2 FLOOR PLAN	B
A-DA-2101	GENERAL ARRANGEMENT - BASEMENT 1 FLOOR PLAN	B
A-DA-2110	GENERAL ARRANGEMENT - GROUND FLOOR PLAN	B
A-DA-2111	GENERAL ARRANGEMENT - LEVEL 1 FLOOR PLAN	B
A-DA-2112	GENERAL ARRANGEMENT - LEVEL 2 FLOOR PLAN	B
A-DA-2113	GENERAL ARRANGEMENT - LEVEL 3 FLOOR PLAN	B
A-DA-2114	GENERAL ARRANGEMENT - LEVEL 4 FLOOR PLAN	B
A-DA-2115	GENERAL ARRANGEMENT - LEVEL 5 FLOOR PLAN	B
A-DA-2116	GENERAL ARRANGEMENT - LEVEL 6 FLOOR PLAN	B
A-DA-2117	GENERAL ARRANGEMENT - LEVEL 7 FLOOR PLAN	B
A-DA-2118	GENERAL ARRANGEMENT - ROOF LEVEL PLAN	B
3 ELEVATIONS		
A-DA-3101	ELEVATIONS - NORTH AND SOUTH	B
A-DA-3102	ELEVATIONS - EAST AND WEST	B
4 SECTIONS		
A-DA-4101	SECTIONS	B
A-DA-4102	SECTIONS	B
A-DA-4103	SECTIONS	B
8 DIAGRAMS		
A-DA-8101	SUN EYE VIEWS WINTER SOLSTICE - 0900	B
A-DA-8104	SUN EYE VIEWS WINTER SOLSTICE -1000	B
A-DA-8105	SUN EYE VIEWS WINTER SOLSTICE -1100	B
A-DA-8106	SUN EYE VIEWS WINTER SOLSTICE -1200	B
A-DA-8107	SUN EYE VIEWS WINTER SOLSTICE -1300	B
A-DA-8108	SUN EYE VIEWS WINTER SOLSTICE -1400	B
A-DA-8109	SUN EYE VIEWS WINTER SOLSTICE -1500	B
A-DA-8111	SHADOW DIAGRAMS WINTER SOLSTICE - 18.1M MASSING	B
A-DA-8112	SHADOW DIAGRAMS WINTER SOLSTICE - PROPOSED & EXISTING BUILDING	B
A-DA-8301	ARTIST IMPRESSION 01	B
A-DA-8302	ARTIST IMPRESSION 02	B
A-DA-8304	ARTIST IMPRESSION 03	B
A-DA-8305	ARTIST IMPRESSION 04	B
A-DA-8306	ARTIST IMPRESSION 05	B
A-DA-8401	ADAPTABLE APARTMENTS	B
A-DA-8402	ADAPTABLE APARTMENTS	B
A-DA-8403	ADAPTABLE APARTMENTS	B
A-DA-8404	GROUND FLOOR PUBLIC DOMAIN PLAN	B
9 SCHEDULES		
A-DA-9201	DEVELOPMENT CALCULATIONS (GFA)	B
A-DA-9501	ADG COMPLIANCE - SOLAR & CROSS VENTILATION	B
A-DA-9502	DEVELOPMENT CALCULATIONS (STORAGE)	B
A-DA-9700	EXTERNAL FINISHES SCHEDULE	B



UNIT MIX

TYPE	NO.	%
1 BED	3	10%
2 BED	7	24%
3 BED	16	55%
4 BED	3	10%
TOTAL	29	

ADAPTABLE APARTMENTS

LEVEL 4	4.03
LEVEL 5	5.01
LEVEL 6	6.03

LHA SILVER LEVEL

LEVEL 6	6.01	6.02	6.05
LEVEL 7	7.01	7.02	7.03

VEHICLE PARKING

TYPE	NO.	LOCATION
RESIDENTIAL (INCL 3 DDA)	37	B1 B2
COMMERCIAL (INCL 1 DDA)	30	B1
RETAIL (INCL 1 DDA)	61	B1 B2
HOTEL	10	B2
CAR SHARE	2	B1
SERVICE SPACE	2	B2
TOTAL	142	

OTHER PARKING

TYPE	NO.	LOCATION
MOTORBIKE	15	B1 B2
RESIDENTIAL BICYCLE	29	B2
STAFF BICYCLE	48	B1
VISITOR BICYCLE	12	GROUND
TOTAL BICYCLE	89	

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Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

CLIENT GROUP

CAPITÆL
REBEL
PROPERTY

CONSULTANT TEAM

Metis.

+ || DANGAR BARIN SMITH

Eckersley O'Callaghan

ELEPHANT FOOT

Atlas Urban

IGS INTEGRATED GROUP SERVICES

WHEELER

NDY A TETRA TECH COMPANY

URBIS

ELEPHANTS FOOT

gsa planning

neuron

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client

Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement

In the language of the Gadi people,
this site is known as Woo-la-ra.

Drawing Title
COVER SHEET

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

Co-ordinated: AS
Project Lead: JC
Project Director: RJ
Drawing Number: A-DA-0001

Drawn: HP, CM
Scale: NTS @ A1
Date: 25/03/2025
Revision: B

PLOT STAMP DATE: 10/06/2025 12:37:35 PM



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Drawing Title
LOCATION PLAN

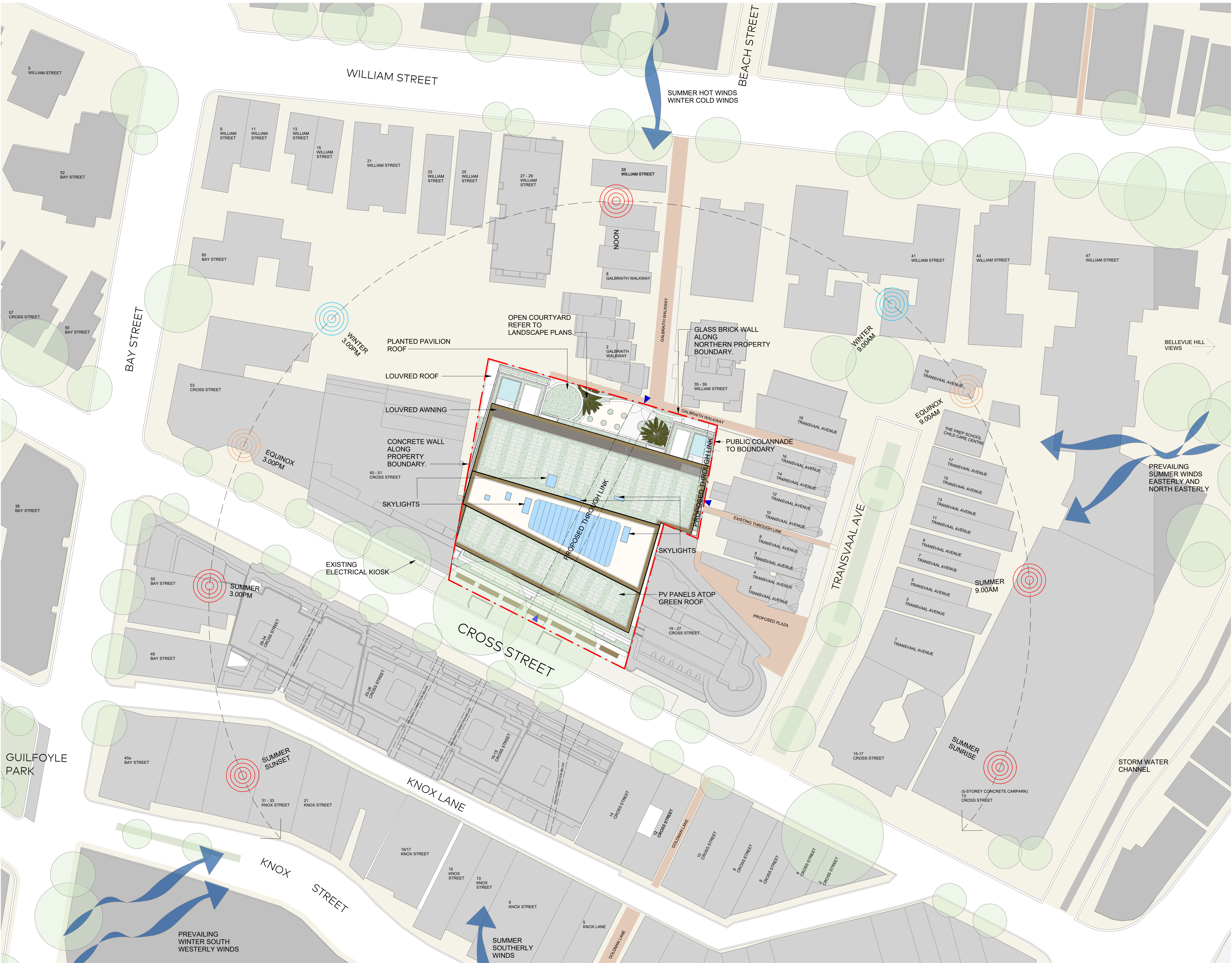
Document Control Status:

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DEVELOPMENT APPLICATION

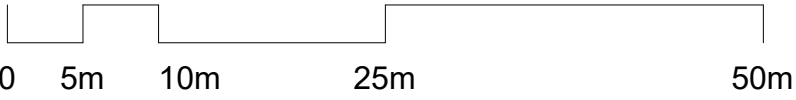
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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	NTS @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-1100	Revision:	B





Scale 1:500



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A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND	
	SITE BOUNDARY
	ADJACENT BUILT FORM
	ENTRY POINTS
	LANDSCAPING
	PEDESTRIAN CONNECTIONS
	PUBLIC GREEN SPACE

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Project No.
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DOUBLE BAY, NSW

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Drawing Title
SITE PLAN

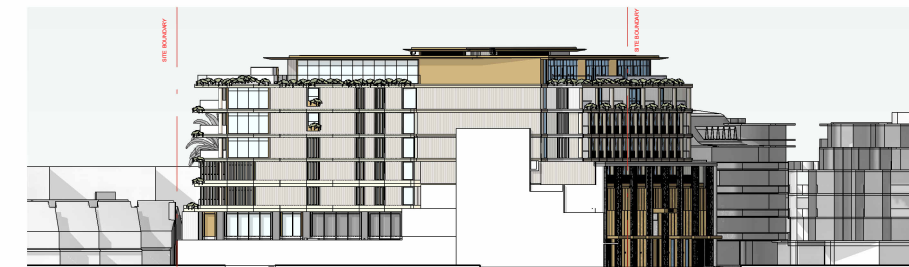
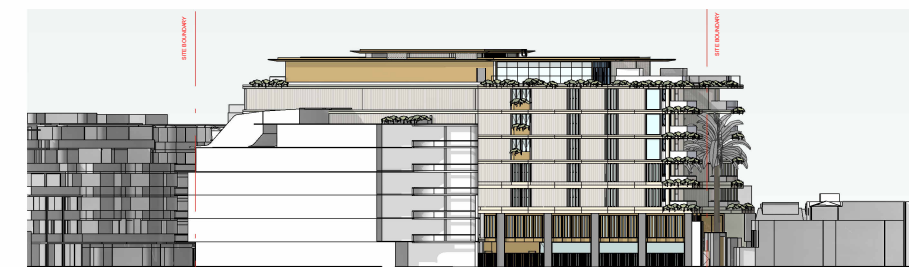
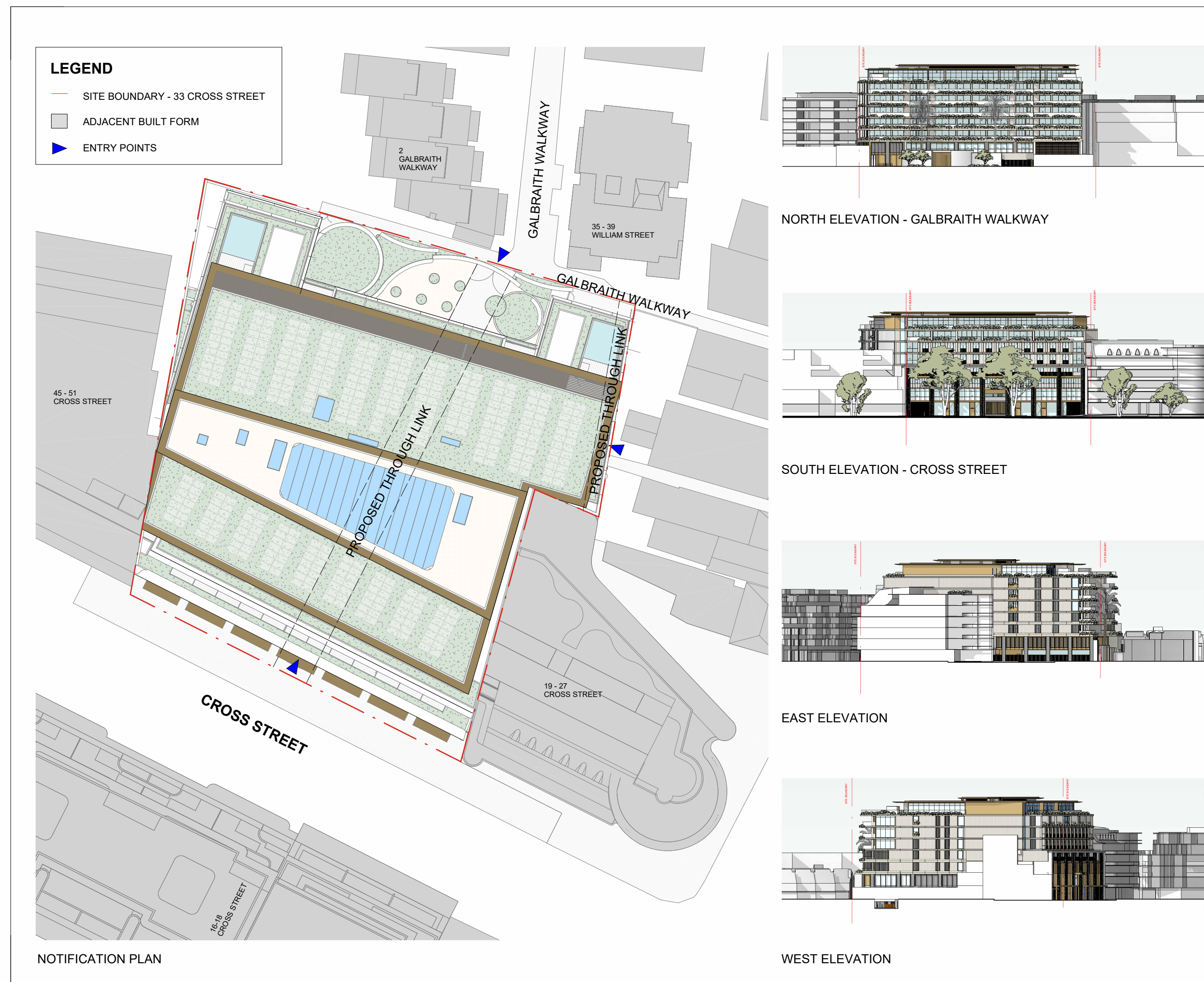
Document Control Status:

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	As indicated @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-1101	Revision:	B

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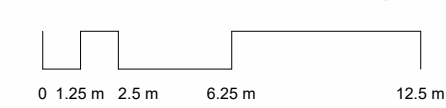
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Project Manager	Meis OS Pty Ltd
70 George Street, The Rocks NSW 2000	
Structural Engineer	Webber Design Pty Ltd
Suite 301, Level 3, 194 Boundary Street, Rushcutters Bay NSW 2011	

NOTIFICATION PLAN

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

Scale 1:250 at A3



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Project

33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement

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EXISTING COLUMNS
TO BE DEMOLISHED AND
RELOCATED FOR PLANT SPACE
REFER TO ENGINEERS DETAILS
AND SPECIFICATIONS

CAR SPACES REMOVED AND
RELOCATED FOR PLANT
SPACE
REFER TO BASEMENT 2
FLOOR PLAN -
A-DA-2100

STAIR ROOM DEMOLISHED
ROOM DEMOLISHED

PROPOSED NEW PILE RAFT
FOUNDATION LOCATIONS
SHOWN IN DEMO HATCH

AIR ROOM DEMOLISHED

BASEMENT 2

APPROXIMATE
CHAMBER LOCATION
OF PUMP OUT FIT

ROOM AND LIFT
DEMOLISHED

EXISTING SLAB TO REMAIN
WITH LOCALISE CUT OUT FOR
NEW STAIR AND LIFT CORE

GUARDRAIL DEMOLISHED

EXISTING SLAB TO REMAIN
WITH LOCALISE CUT OUT FOR
NEW STAIR AND LIFT CORE

BEAM REMOVED FOR
NEW STAIR AND LIFT
CORE REFER TO
ENGINEERS DETAILS AND
SPECIFICATIONS

STAIR ROOM DEMOLISHED

Scale 1:200

0 2m 4m 10m 20m

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A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

DEMOLISHED LEGEND

--- SITE BOUNDARY

MAJOR BUILDINGS OR
STRUCTURE TO BE
REMOVED / DEMOLISHED.
INCLUDING EXISTING SLABS,
FLOORS AND
LANDSCAPING TO BE
REMOVED / DEMOLISHED.

EXISTING BUILDINGS &
INFRASTRUCTURE TO BE
RETAINED.

EXISTING STRUCTURE TO BE
REMOVED / DEMOLISHED.

EXISTING OUTLINE OF
INTERCONTINENTAL DOUBLE
BAY BUILDING DEMOLISHED TO
GROUND FLOOR LEVEL.

NOTE:
EXISTING STORMWATER,
COMMUNICATIONS, AND
ELECTRICAL
LINES TO BE REMOVED /
DEMOLISHED.

DEMOLISHED NOTES

01. THE DEMOLITION IS SUBJECT TO THE STAGING OVERLAY.
02. DEMOLISH AND REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, JOINERY, SANITARY WARE, FIXTURES AND FITTINGS AS INDICATED WITH DASHED LINES.
03. DEMOLISH ALL EXISTING CEILINGS AND BULKHEADS UNLESS NOTED OTHERWISE ON DRAWING. MAKE GOOD TO THE UNDERSIDE OF ALL SLABS/ FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE EXPOSED. SEAL ALL REDUNDANT PENETRATIONS TO RELEVANT AUSTRALIAN STANDARD.
04. REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES, UNLESS NOTED OTHERWISE. IN PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
05. REMOVE ALL EXISTING DUCT WORK, PLUMBING, FIRE AND ELECTRICAL SERVICES AS SPECIFIED IN THE ENGINEERING DOCUMENTS.
06. CUT AND SEAL AT FLOOR SOURCE. ALL SERVICES TO BE REMOVED IN ACCORDANCE WITH ALL RELEVANT AUTHORITY REQUIREMENTS. FIRE SEAL ALL REDUNDANT PENETRATIONS TO RELEVANT AUSTRALIAN STANDARD.
07. THIS DEMOLITION PLAN SHOULD BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND SERVICE DRAWINGS.
08. THE DEMOLITION PLAN INDUCTIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR IS TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE THE WORKS.

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Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET

DOUBLE BAY, NSW

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Drawing Title

DEMOLITION - BASEMENT 2 PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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Co-ordinated:

Drawn:

AS

HP, CM

Project Lead:

Scale:

1 : 200 @ A1

Project Director:

Date:

25/03/2025

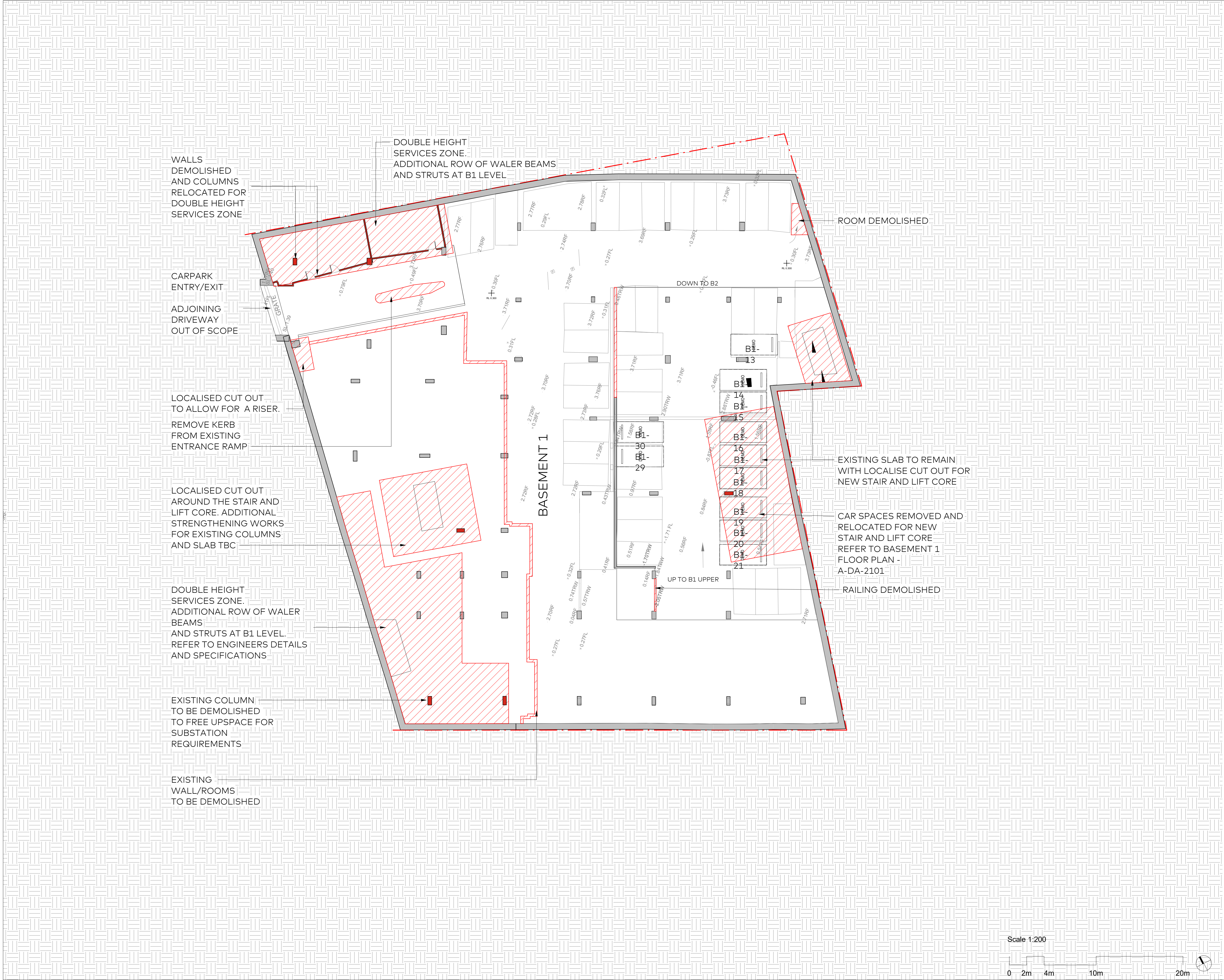
Drawing Number:

Revision:

A-DA-1500

B

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A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

DEMOLISHED LEGEND

--- SITE BOUNDARY

MAJOR BUILDINGS OR STRUCTURE TO BE REMOVED / DEMOLISHED, INCLUDING EXISTING SLABS, FLOORS AND LANDSCAPING TO BE REMOVED / DEMOLISHED.

EXISTING BUILDINGS & INFRASTRUCTURE TO BE RETAINED.

EXISTING STRUCTURE TO BE REMOVED / DEMOLISHED.

--- EXISTING OUTLINE OF INTERCONTINENTAL DOUBLE BAY BUILDING DEMOLISHED TO GROUND FLOOR LEVEL.

NOTE: EXISTING STORMWATER, COMMUNICATIONS, AND ELECTRICAL LINES TO BE REMOVED / DEMOLISHED.

- DEMOLISHED NOTES**
01. THE DEMOLITION IS SUBJECT TO THE STAGING OVERLAY.
02. DEMOLISH AND REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, JOINERY, SANITARY WARE, FIXTURES AND FITTINGS AS INDICATED WITH DASHED LINES.
03. DEMOLISH ALL EXISTING CEILINGS AND BULKHEADS UNLESS NOTED OTHERWISE ON DRAWING. MAKE GOOD TO THE UNDERSIDE OF ALL SLABS/ FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE EXPOSED. SEAL ALL REDUNDANT PENETRATIONS TO RELEVANT AUSTRALIAN STANDARD.
04. REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES, UNLESS NOTED OTHERWISE, IN PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
05. REMOVE ALL EXISTING DUCT WORK, PLUMBING, FIRE AND ELECTRICAL SERVICES AS SPECIFIED IN THE ENGINEERING DOCUMENTS.
06. CUT AND SEAL AT FLOOR SOURCE, ALL SERVICES TO BE REMOVED IN ACCORDANCE WITH ALL RELEVANT AUTHORITY REQUIREMENTS. FIRE SEAL ALL REDUNDANT PENETRATIONS TO RELEVANT AUSTRALIAN STANDARD.
07. THIS DEMOLITION PLAN SHOULD BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND SERVICE DRAWINGS.
08. THE DEMOLITION PLAN INDUCTIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR IS TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE THE WORKS.

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Nominated Architects:
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Ramin Jahromi no. 10000

Client
**Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust**

Project No.
224055.00

Project
**33 CROSS STREET
DOUBLE BAY, NSW**

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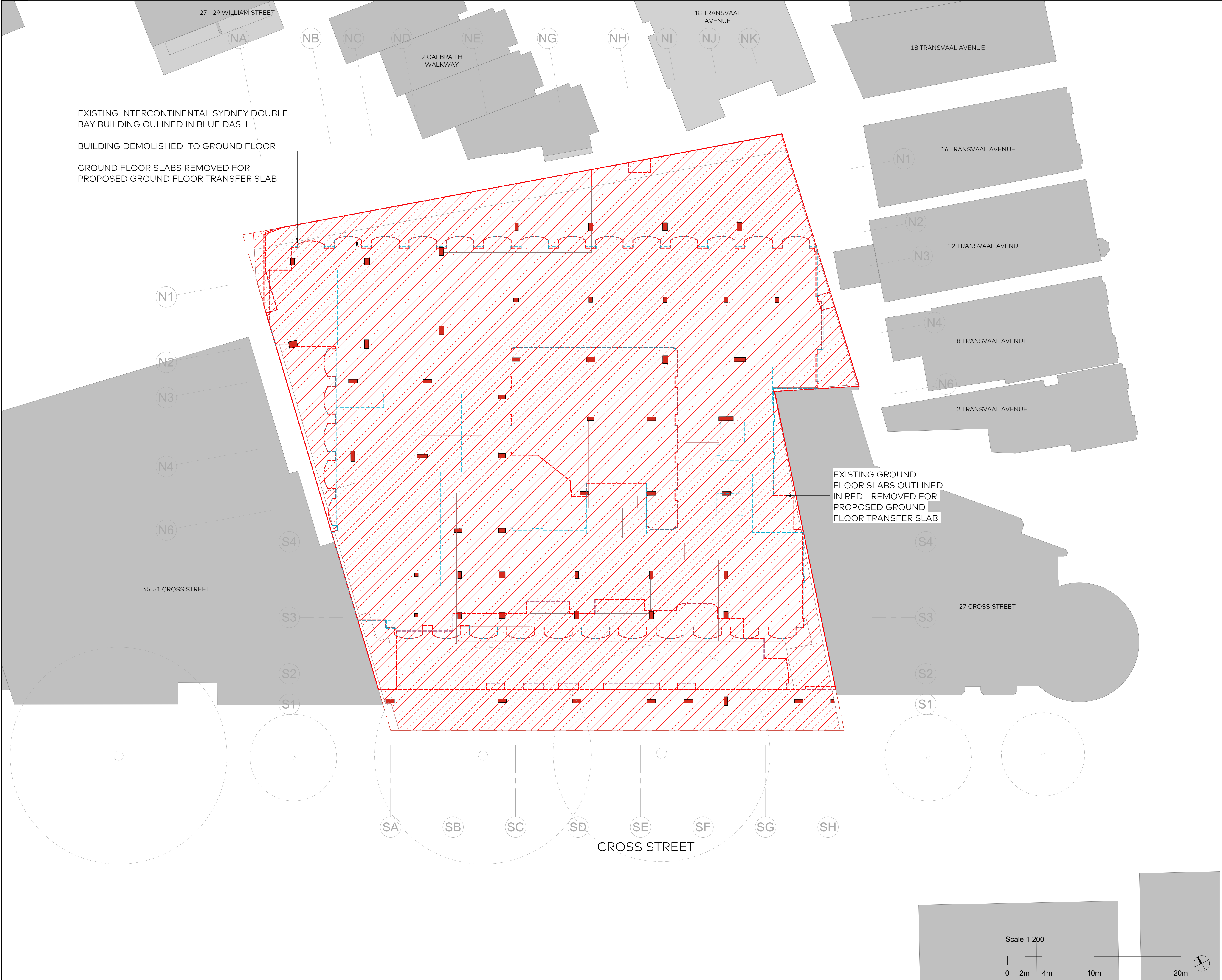
Drawing Title
DEMOLITION - BASEMENT 1 PLAN

Document Control Status:
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DEVELOPMENT APPLICATION**

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-1501	Revision:	B

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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

DEMOLISHED LEGEND

--- SITE BOUNDARY

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EXISTING BUILDINGS & INFRASTRUCTURE TO BE RETAINED.

EXISTING STRUCTURE TO BE REMOVED / DEMOLISHED.

--- EXISTING OUTLINE OF INTERCONTINENTAL DOUBLE BAY BUILDING DEMOLISHED TO GROUND FLOOR LEVEL.

NOTE: EXISTING STORMWATER, COMMUNICATIONS, AND ELECTRICAL LINES TO BE REMOVED / DEMOLISHED.

DEMOLISHED NOTES

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DOUBLE BAY, NSW

Acknowledgement

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Drawing Title

DEMOLITION - GROUND FLOOR PLAN

Document Control Status:

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-1502	Revision:	B

PLOT STAMP DATE: 10/06/2025 12:46:22 PM

Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RFI	JC	25/03/2025

VEHICLE PARKING

TYPE	NO.	LOCATION
RESIDENTIAL (INCL 3 DDA)	37	B1 B2
COMMERCIAL (INCL 1 DDA)	30	B1
RETAIL (INCL 1 DDA)	61	B1 B2
HOTEL	10	B2
CAR SHARE	2	B1
SERVICE SPACE	2	B2
TOTAL	142	

OTHER PARKING

TYPE	NO.	LOCATION
MOTORBIKE	15	B1 B2
RESIDENTIAL BICYCLE	29	B2
STAFF BICYCLE	48	B1
VISITOR BICYCLE	12	GROUND
TOTAL BICYCLE	89	

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
	PTW APPROVED SCHEME

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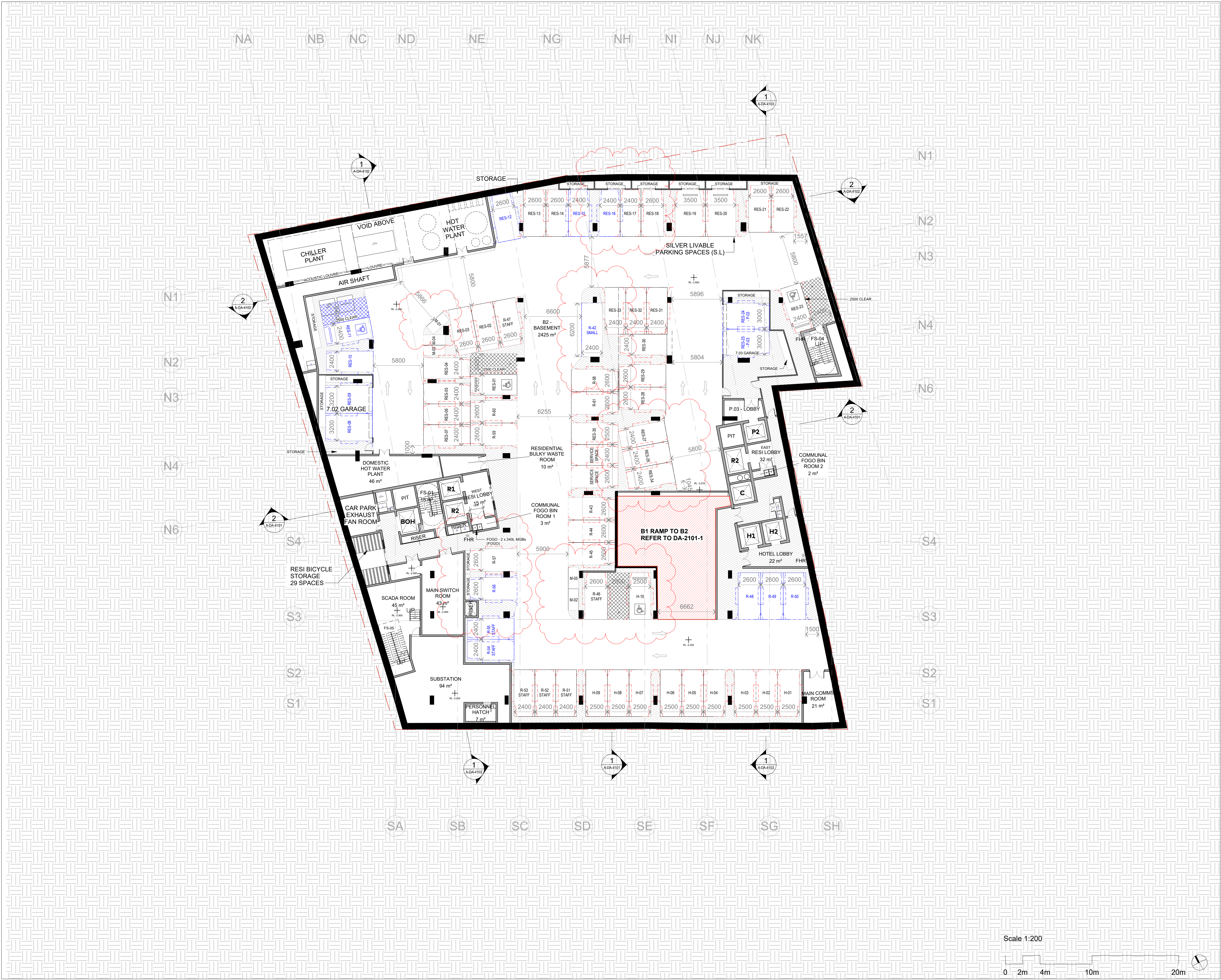
Drawing Title
GENERAL ARRANGEMENT - BASEMENT
2 FLOOR PLAN

Document Control Status:

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Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2100	Revision:	B



Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

VEHICLE PARKING

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RESIDENTIAL (INCL 3 DDA)	37	B1 B2
COMMERCIAL (INCL 1 DDA)	30	B1
RETAIL (INCL 1 DDA)	61	B1 B2
HOTEL	10	B2
CAR SHARE	2	B1
SERVICE SPACE	2	B2
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RESIDENTIAL BICYCLE	29	B2
STAFF BICYCLE	48	B1
VISITOR BICYCLE	12	GROUND
TOTAL BICYCLE	89	

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
	PTW APPROVED SCHEME

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Nominated Architects:

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Ramin Jahromi no. 10000

Client
**Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust**

Project No.
224055.00

Project
33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
this site is known as Woo-la-ra.

Drawing Title
**GENERAL ARRANGEMENT - BASEMENT
1 FLOOR PLAN**

Document Control Status:

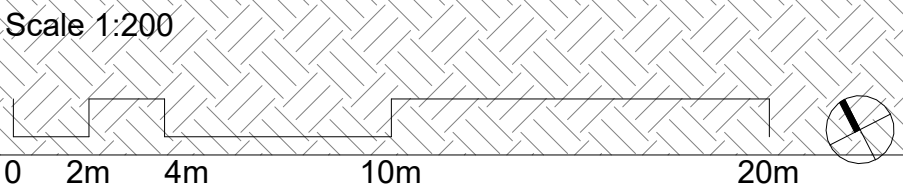
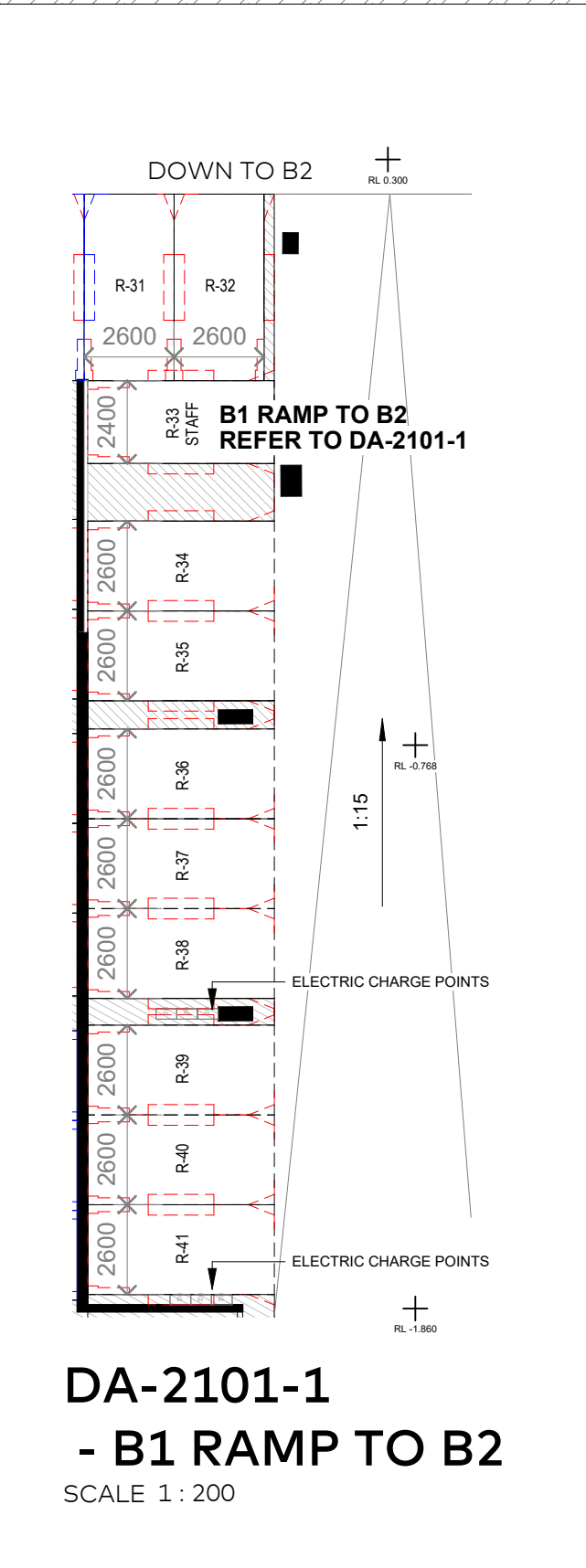
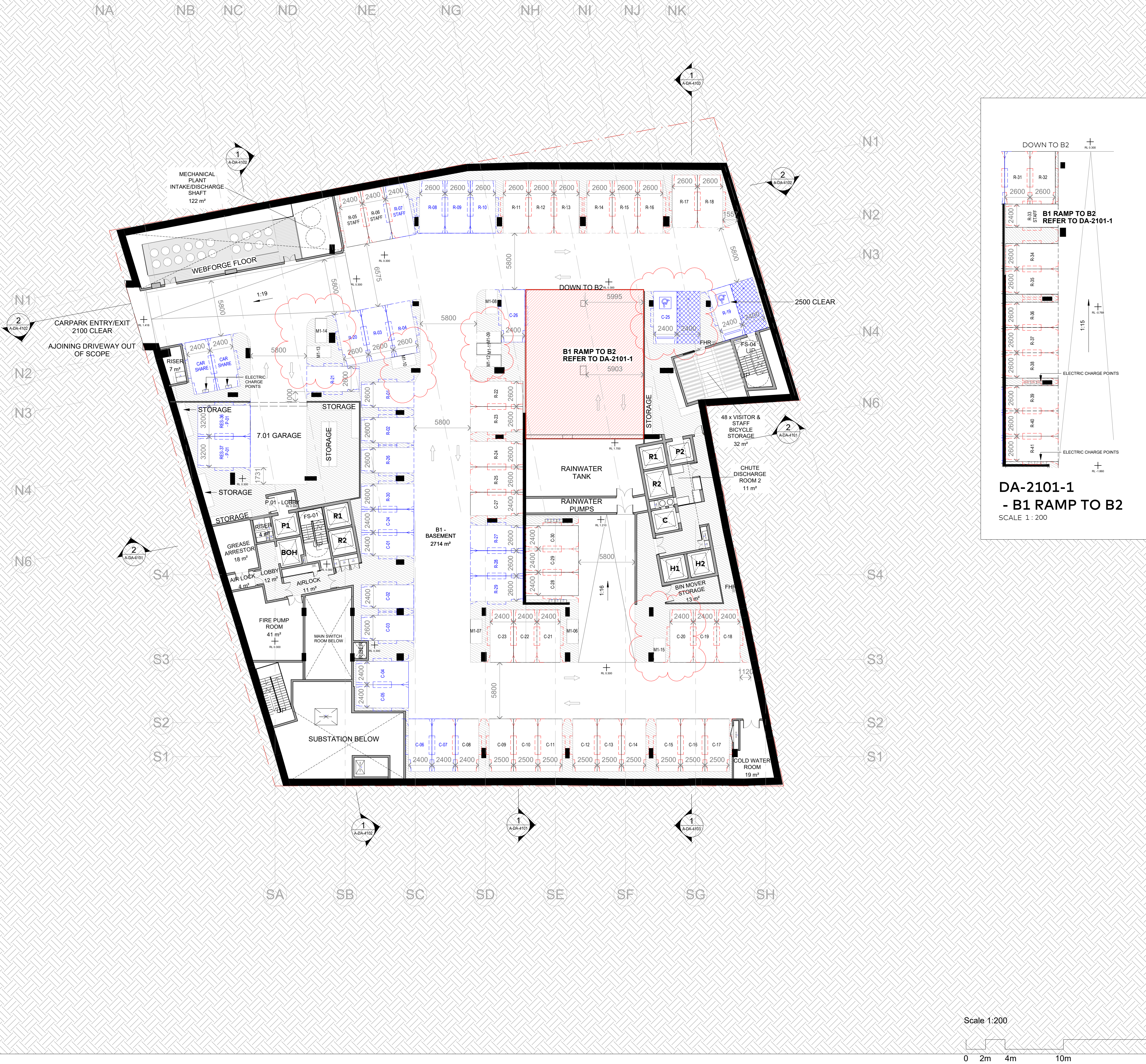
**NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

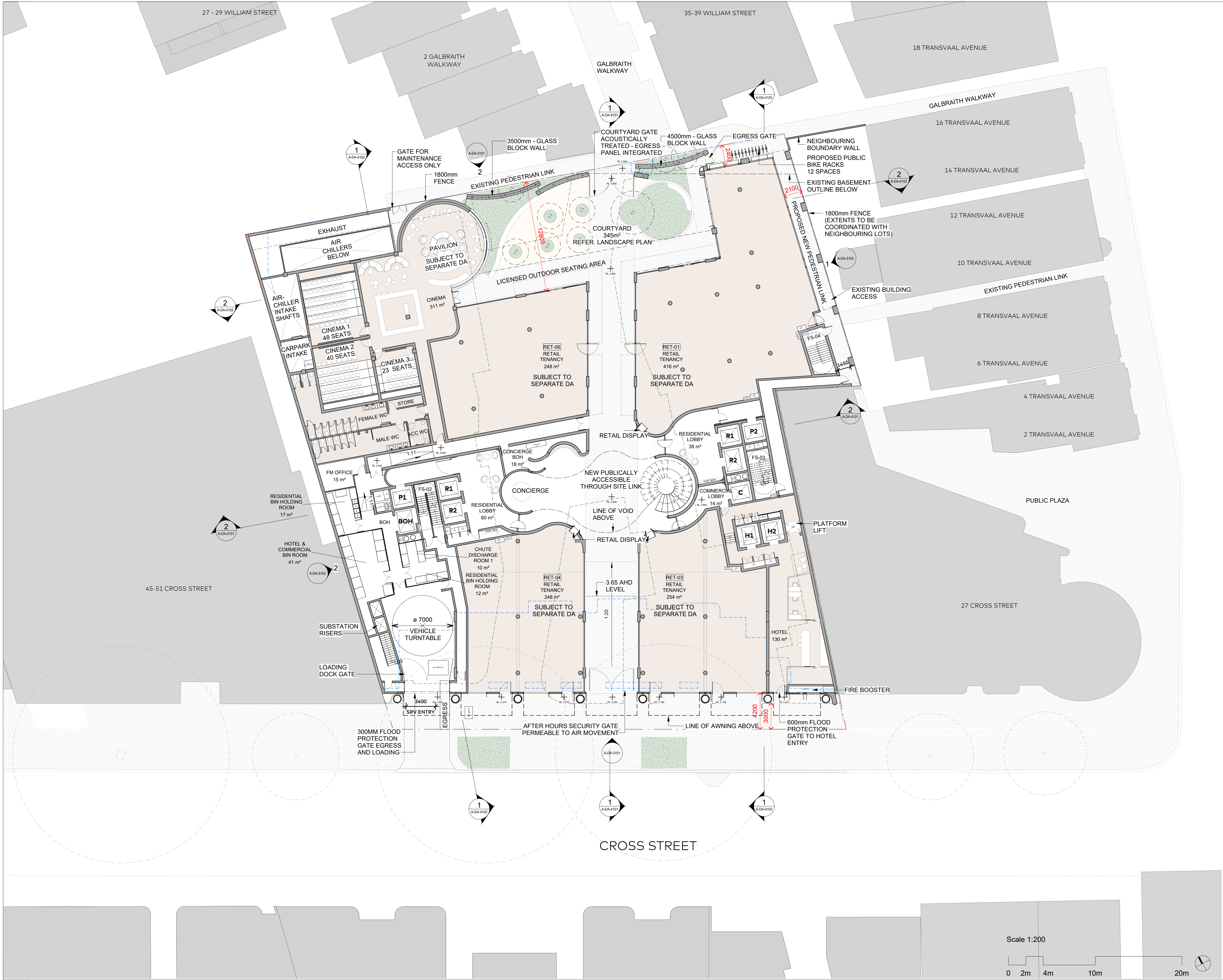
Minor changes to form and configuration may be required
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purposes after the grant of development consent.

Co-ordinated: AS
Project Lead: JC
Project Director: RJ

Drawn: HP, CM
Scale: 1 : 200 @ A1
Date: 25/03/2025

Drawing Number: A-DA-2101
Revision: B





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Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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Ramin Jahromi no. 10000

Client
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Project No.
224055.00

Project
33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement
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Drawing Title
GENERAL ARRANGEMENT - GROUND FLOOR PLAN

Document Control Status:
NOT FOR CONSTRUCTION DEVELOPMENT APPLICATION

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2110	Revision:	B

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A	ISSUED FOR DA	JC	08/11/2024
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LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
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Drawing Title
GENERAL ARRANGEMENT - LEVEL 1
FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2111	Revision:	B

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LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
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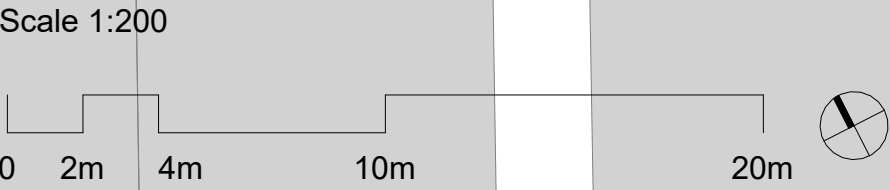
Drawing Title
GENERAL ARRANGEMENT - LEVEL 2
FLOOR PLAN

Document Control Status:

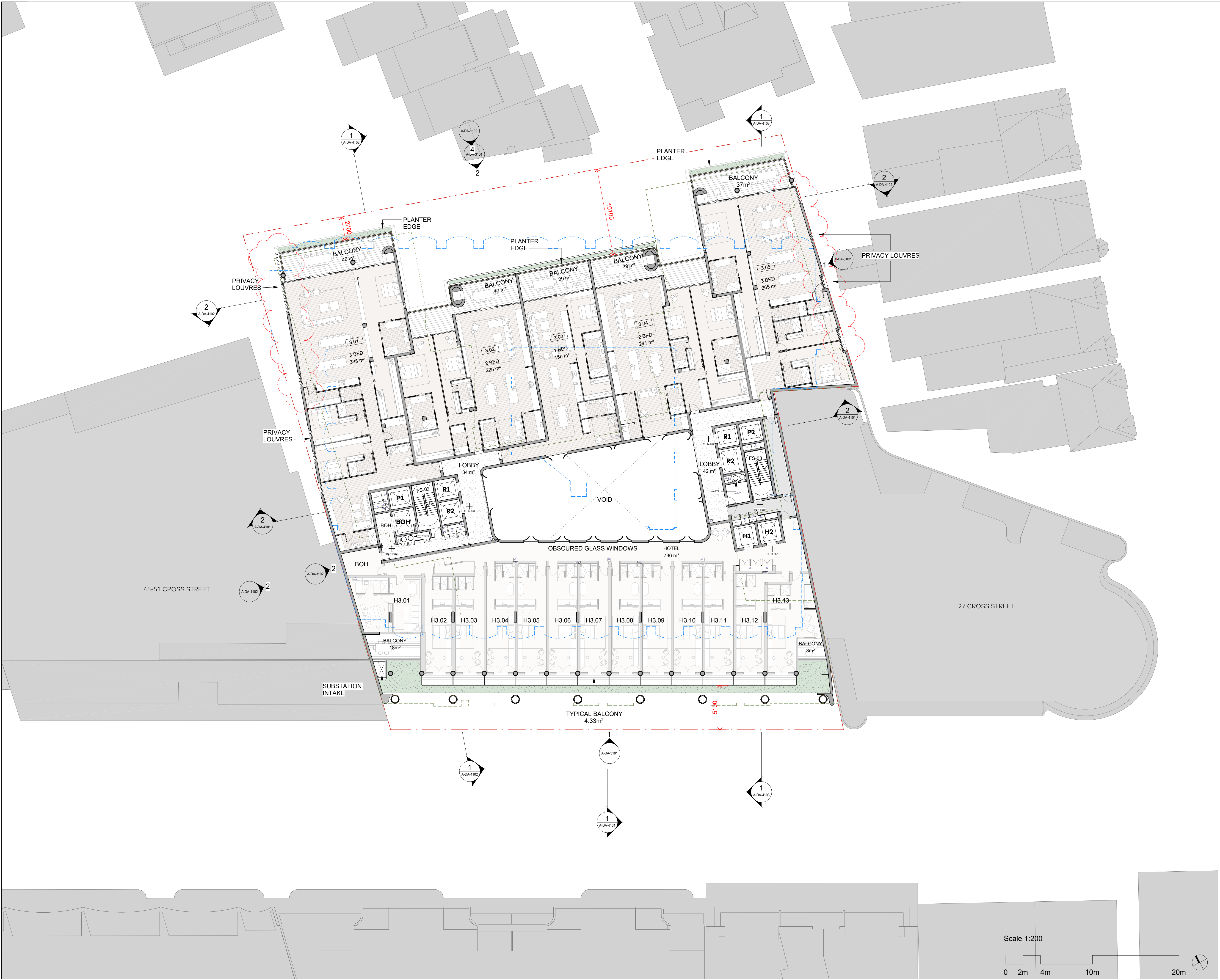
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DEVELOPMENT APPLICATION

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2112	Revision:	B



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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
	PTW APPROVED SCHEME

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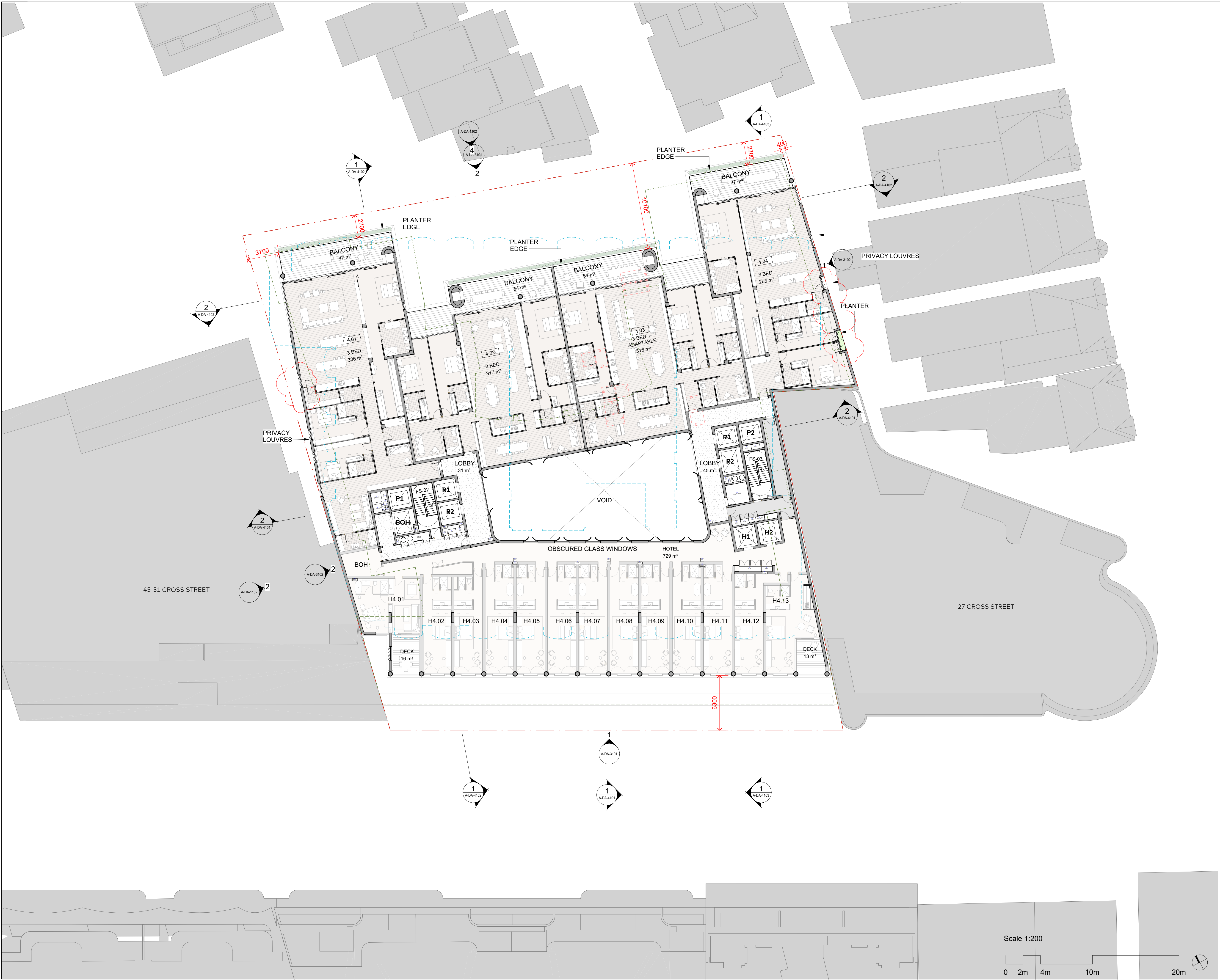
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Ramin Jahromi no. 10000

Client	Cross St Double Bay Pty Ltd ATF Cross Street Double Bay Unit Trust
Project No.	224055.00
Project	33 CROSS STREET DOUBLE BAY, NSW
Acknowledgement	In the language of the Gadi people, this site is known as Woo-la-ra.
Drawing Title	GENERAL ARRANGEMENT - LEVEL 3 FLOOR PLAN
Document Control Status:	NOT FOR CONSTRUCTION DEVELOPMENT APPLICATION
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.	
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Project Lead:	JC Scale: 1 : 200 @ A1
Project Director:	RJ Date: 25/03/2025
Drawing Number:	Revision: A-DA-2113 B



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A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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Client
Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
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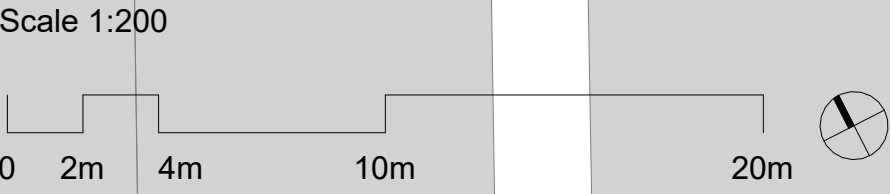
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GENERAL ARRANGEMENT - LEVEL 4
FLOOR PLAN

Document Control Status:

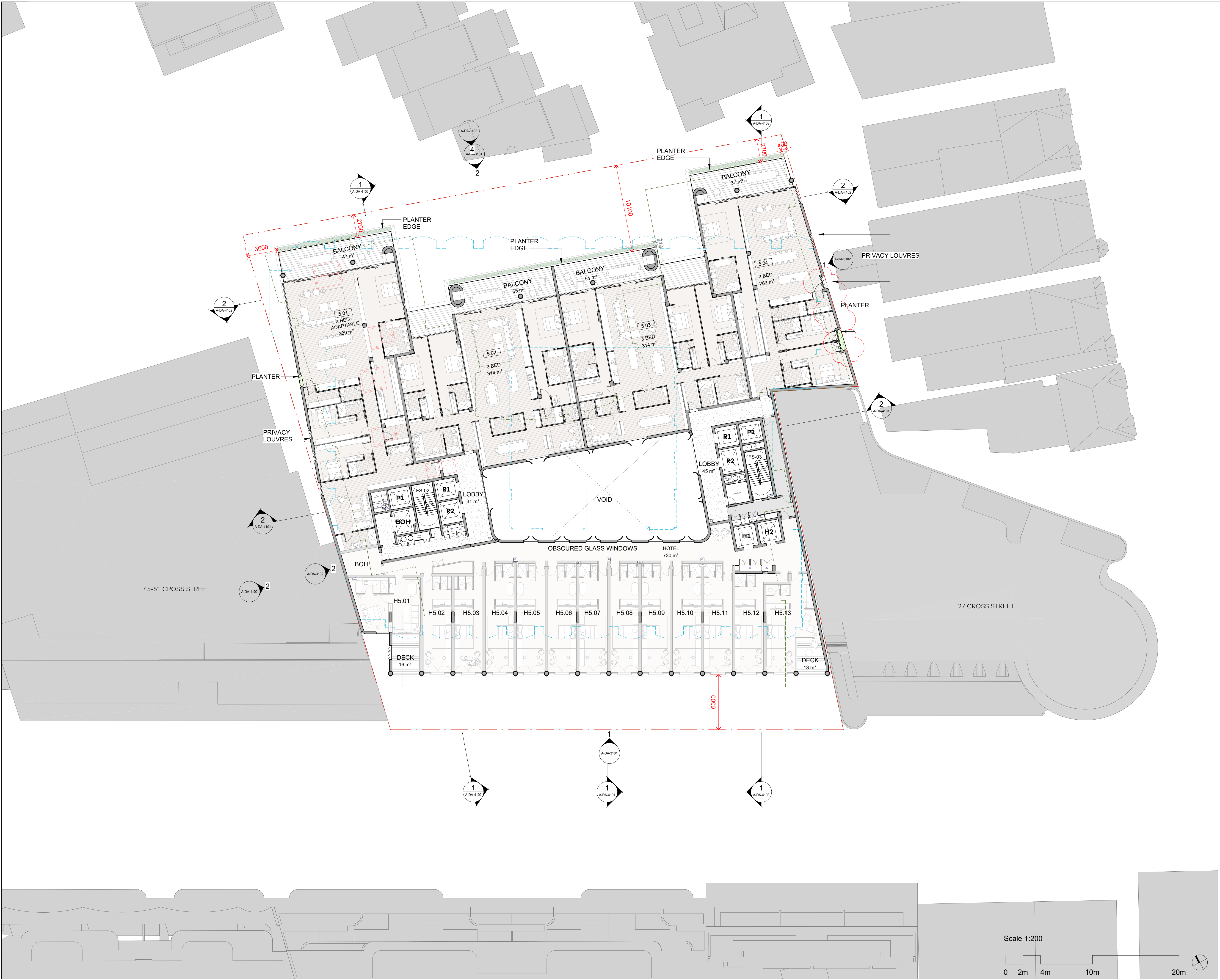
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2114	Revision:	B



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Rev	Description	By	Date
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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

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- PROPOSED BUILT ELEMENTS
- EXISTING STRUCTURE
- PROPERTY BOUNDARY
- EXISTING BUILDING LINE
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Ramin Jahromi no. 10000

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Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

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Drawing Title
GENERAL ARRANGEMENT - LEVEL 5
FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2115	Revision:	B

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Rev	Description	By	Date
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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

- SOFT LANDSCAPING
- PROPOSED BUILT ELEMENTS
- EXISTING STRUCTURE
- PROPERTY BOUNDARY
- EXISTING BUILDING LINE
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Project No.
224055.00

Project
**33 CROSS STREET
DOUBLE BAY, NSW**

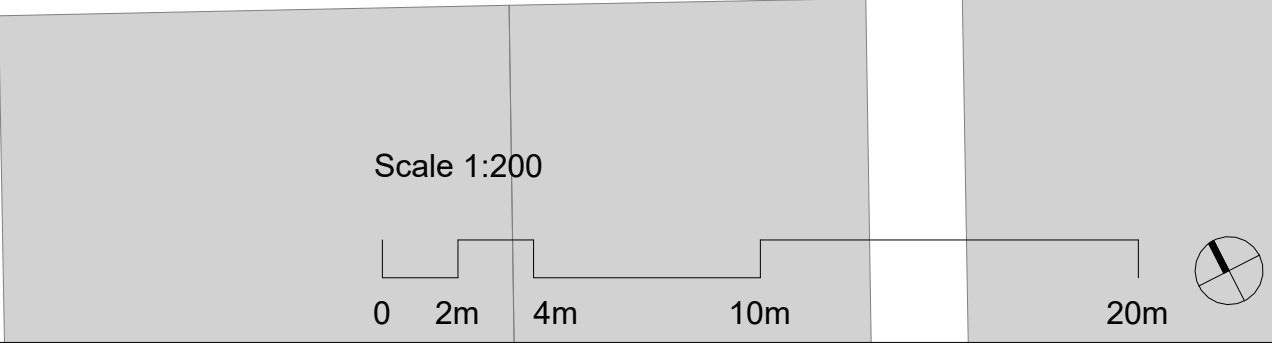
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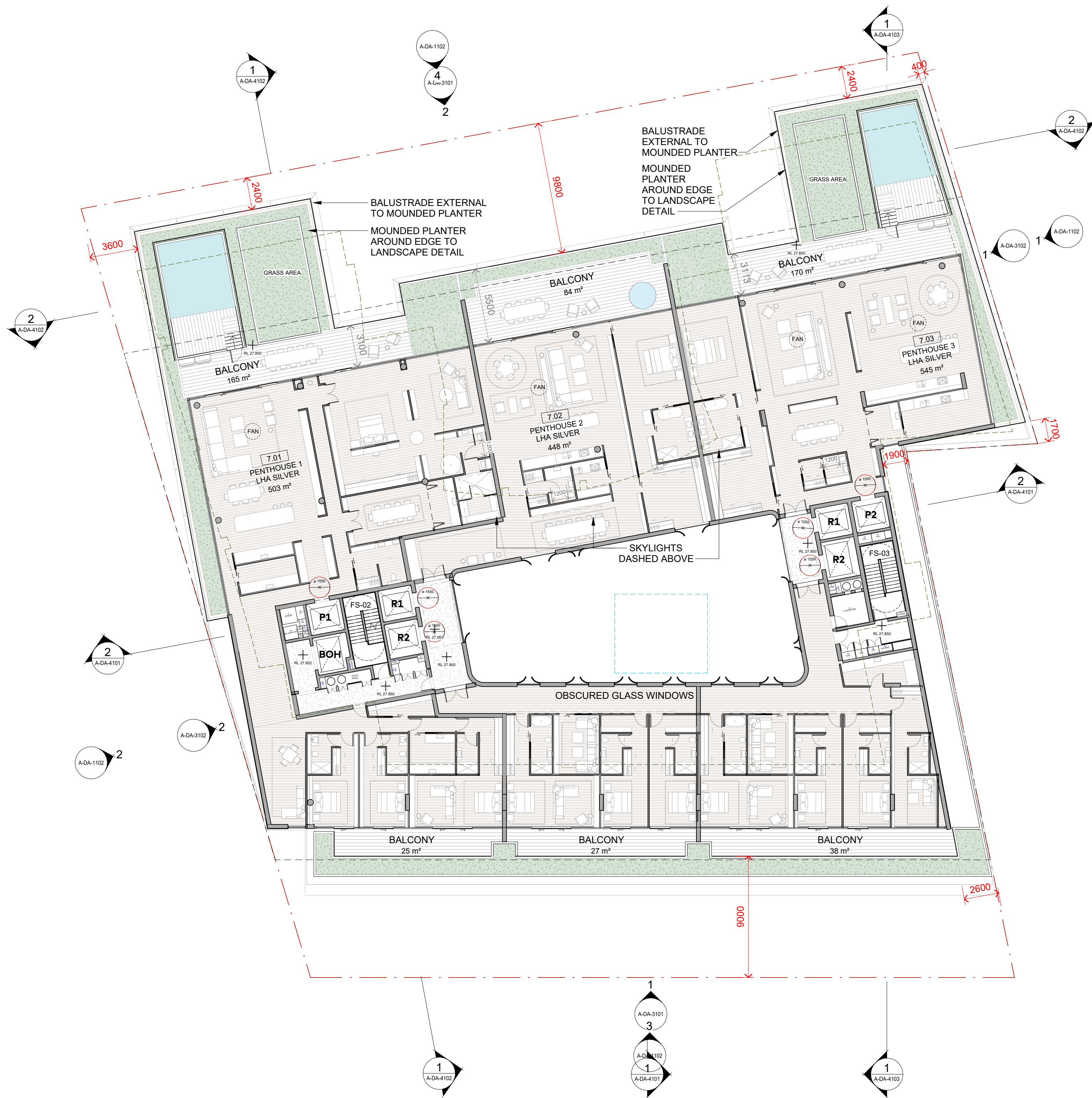
Drawing Title
**GENERAL ARRANGEMENT - LEVEL 6
FLOOR PLAN**

Document Control Status:
**NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

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Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2116	Revision:	B





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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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Client
Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
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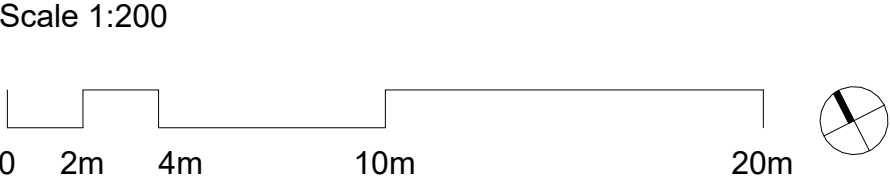
Drawing Title
GENERAL ARRANGEMENT - LEVEL 7
FLOOR PLAN

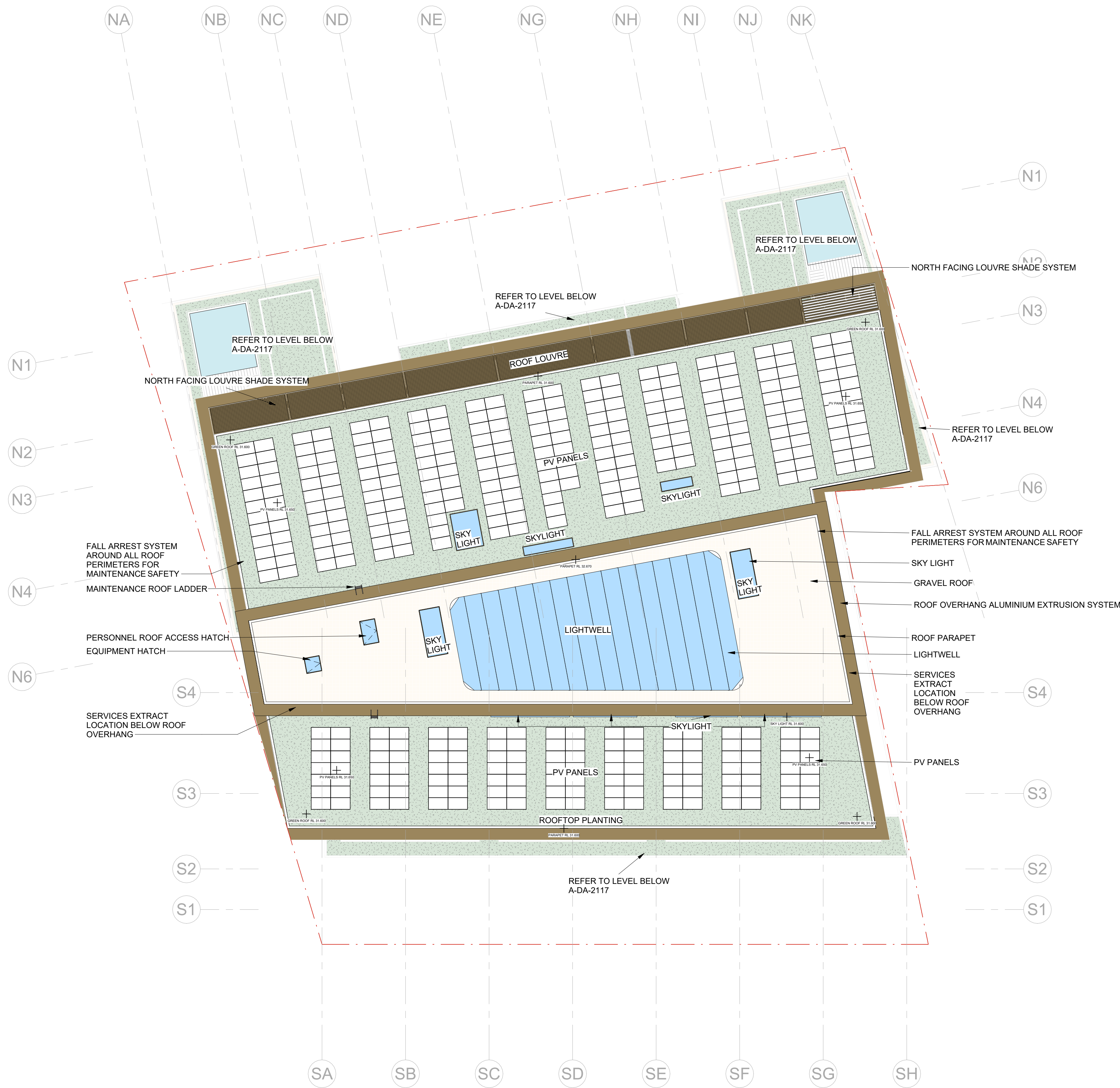
Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

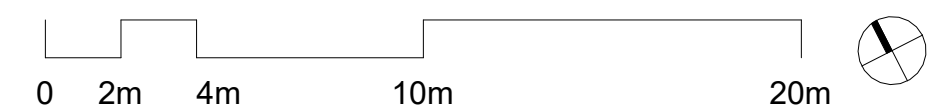
Minor changes to form and configuration may be required
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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	RB,JC,HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
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Scale 1:200



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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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Client
**Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust**

Project No.
224055.00

Project
33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement
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Drawing Title
**GENERAL ARRANGEMENT - ROOF LEVEL
PLAN**

Document Control Status:

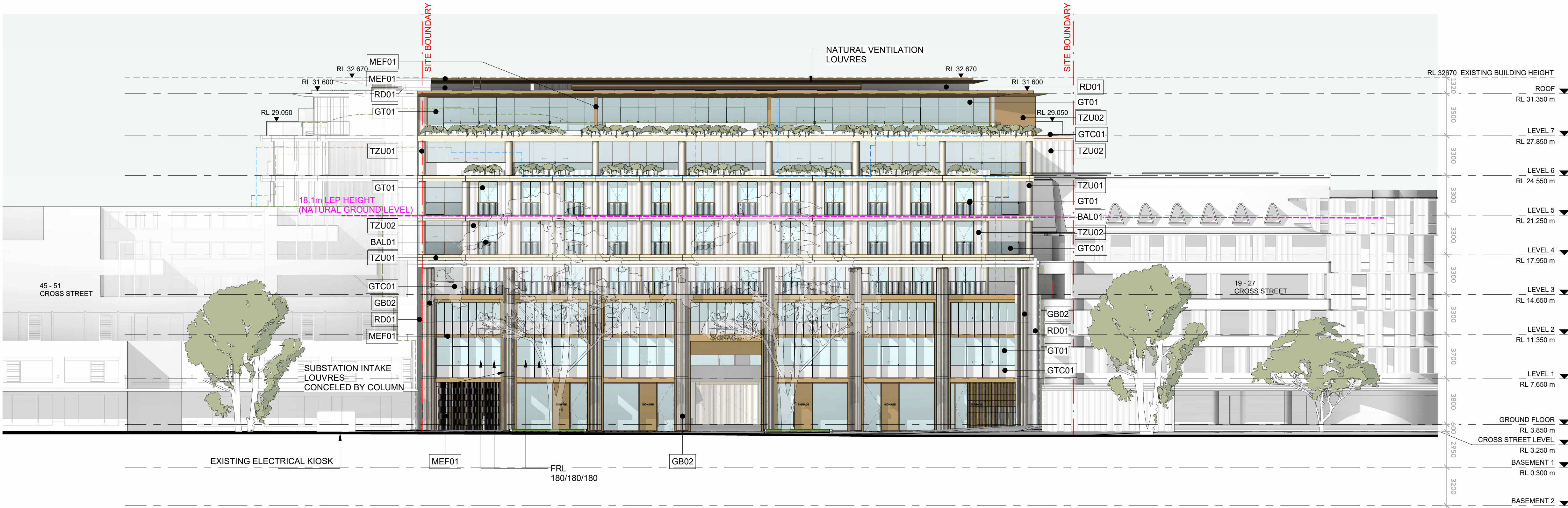
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when drawings are subsequently prepared for construction
purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	HP, CM
Project Lead:	JC	Scale:	1 : 200 @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-2118	Revision:	B

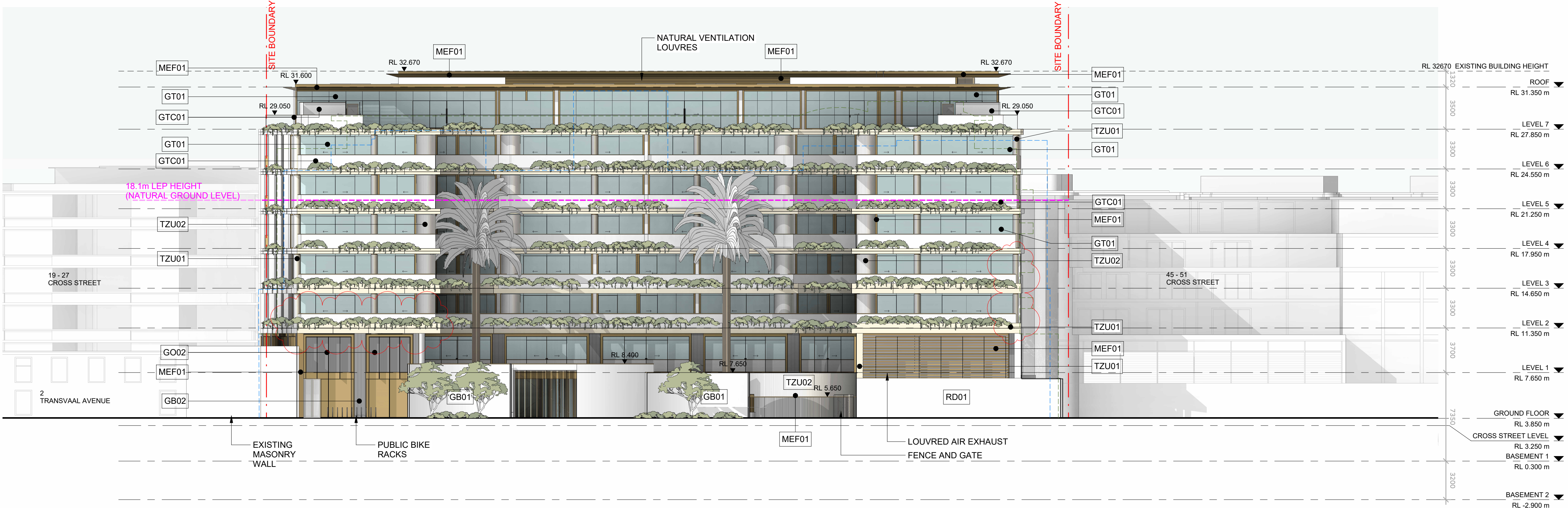
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Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025



1 SOUTH - CROSS STREET

SCALE 1:200



2 NORTH - GALBRATH WALKWAY

SCALE 1:200

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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Client
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Cross Street Double Bay Unit Trust**

Project No.
224055.00

Project
33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement
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Drawing Title
ELEVATIONS - NORTH AND SOUTH

Document Control Status:

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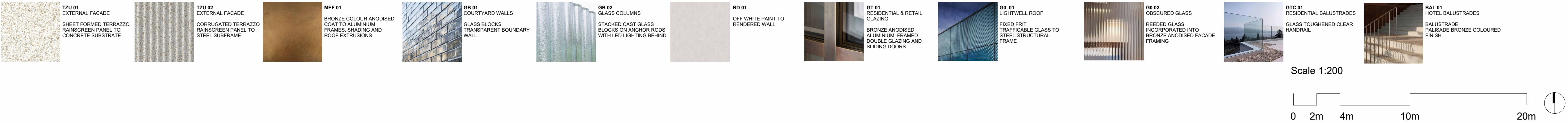
Minor changes to form and configuration may be required
when drawings are subsequently prepared for construction
purposes after the grant of development consent.

Co-ordinated: AS
Drawn: JL, HP

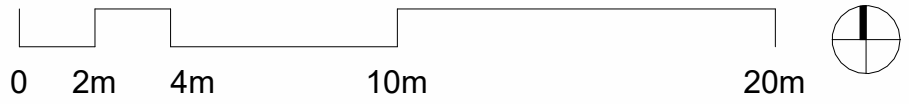
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Scale: 1:200 @ A1

Project Director: RJ
Date: 25/03/2025

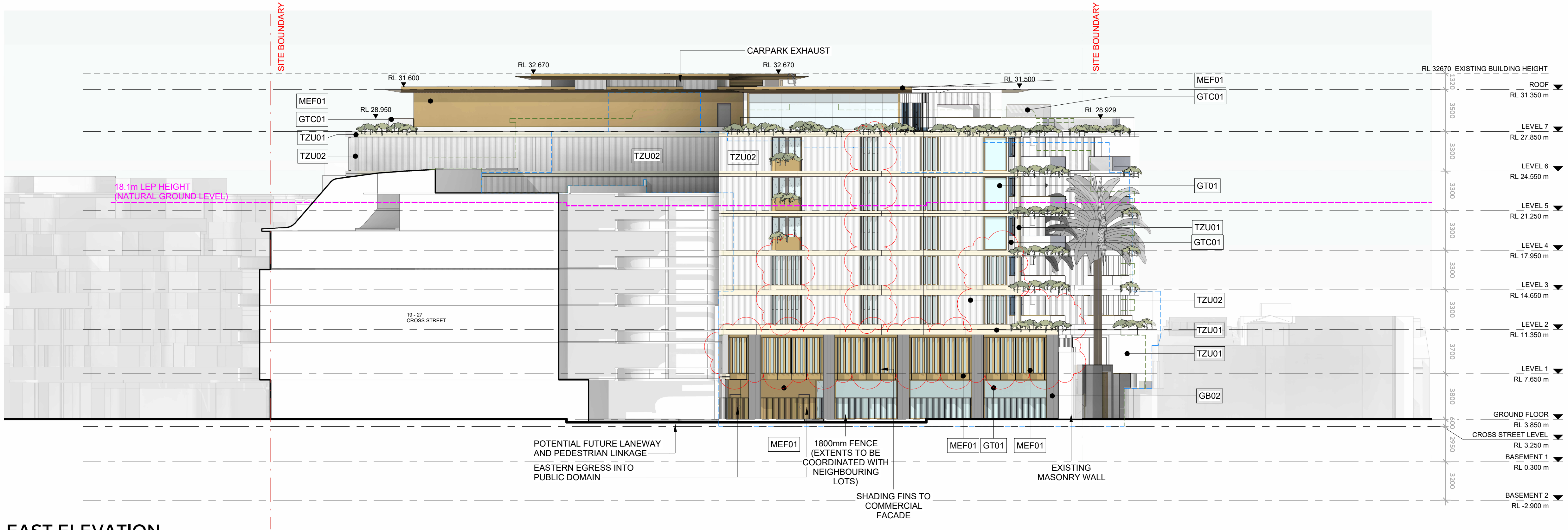
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Revision: B



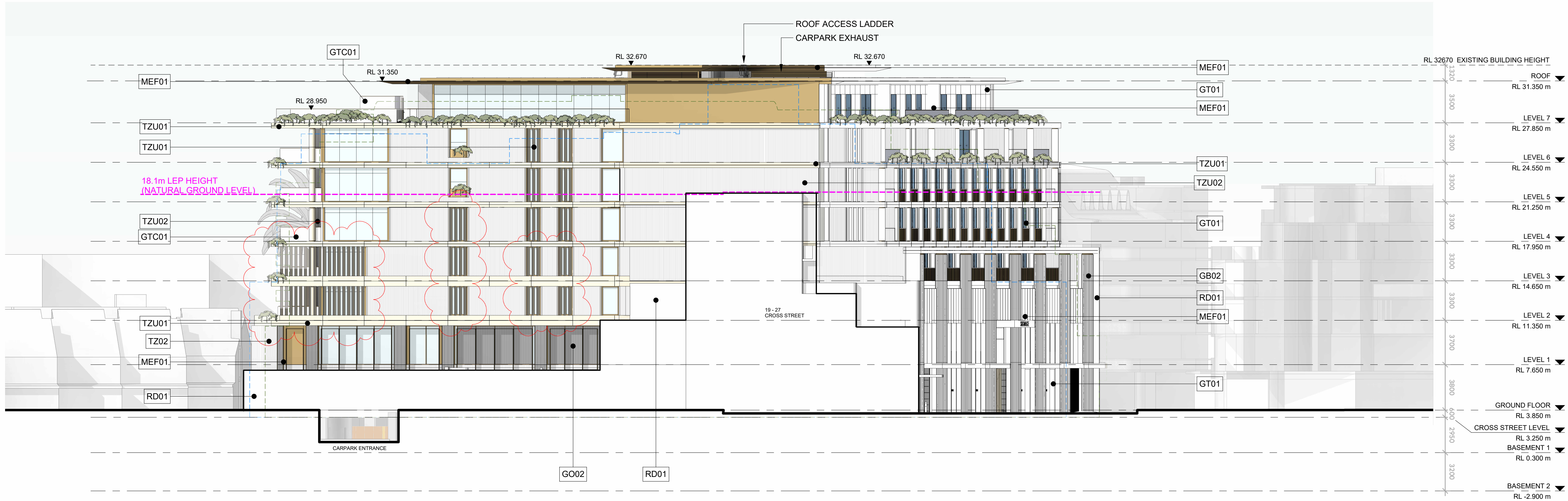
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Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
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1 EAST ELEVATION
SCALE 1:200



2 DA - WEST ELEVATION
SCALE 1:200

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
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**33 CROSS STREET
DOUBLE BAY, NSW**

Acknowledgement
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Drawing Title
ELEVATIONS - EAST AND WEST

Document Control Status:

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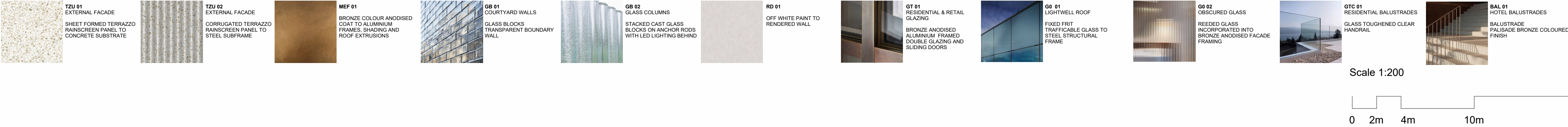
Minor changes to form and configuration may be required
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purposes after the grant of development consent.

Co-ordinated: AS
Drawn: JL, HP

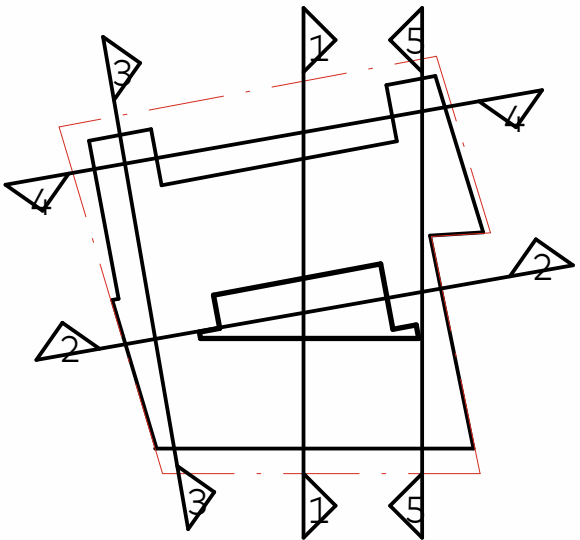
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Project Director: RJ
Date: 25/03/2025

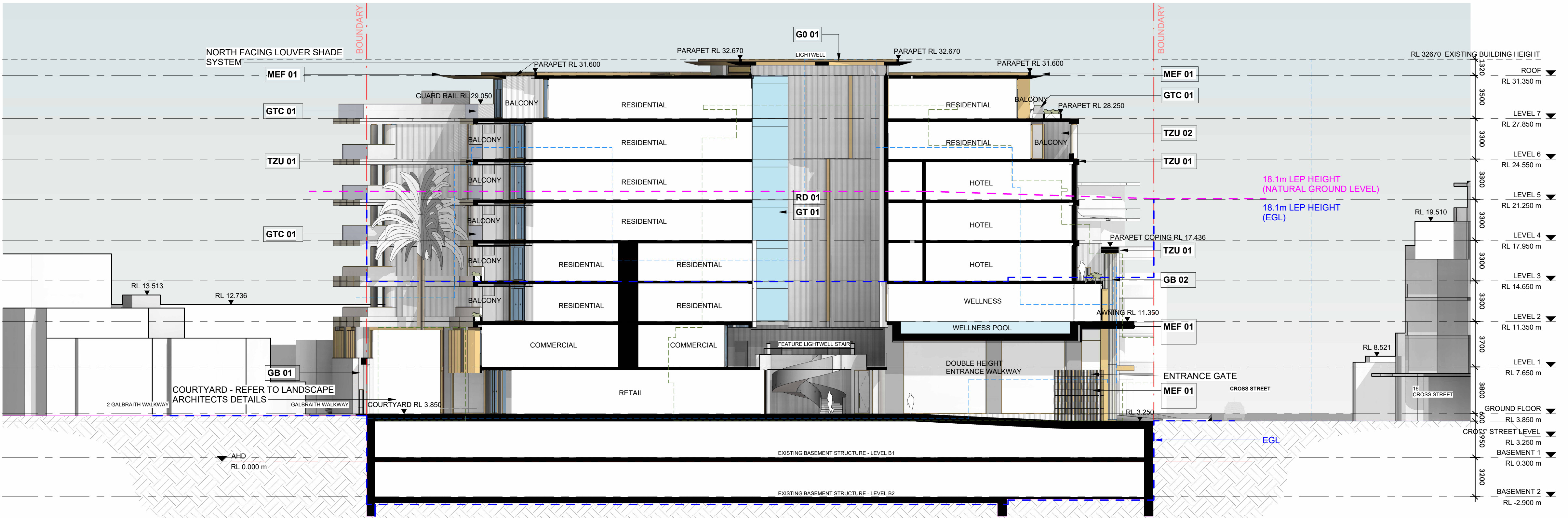
Drawing Number: A-DA-3102
Revision: B



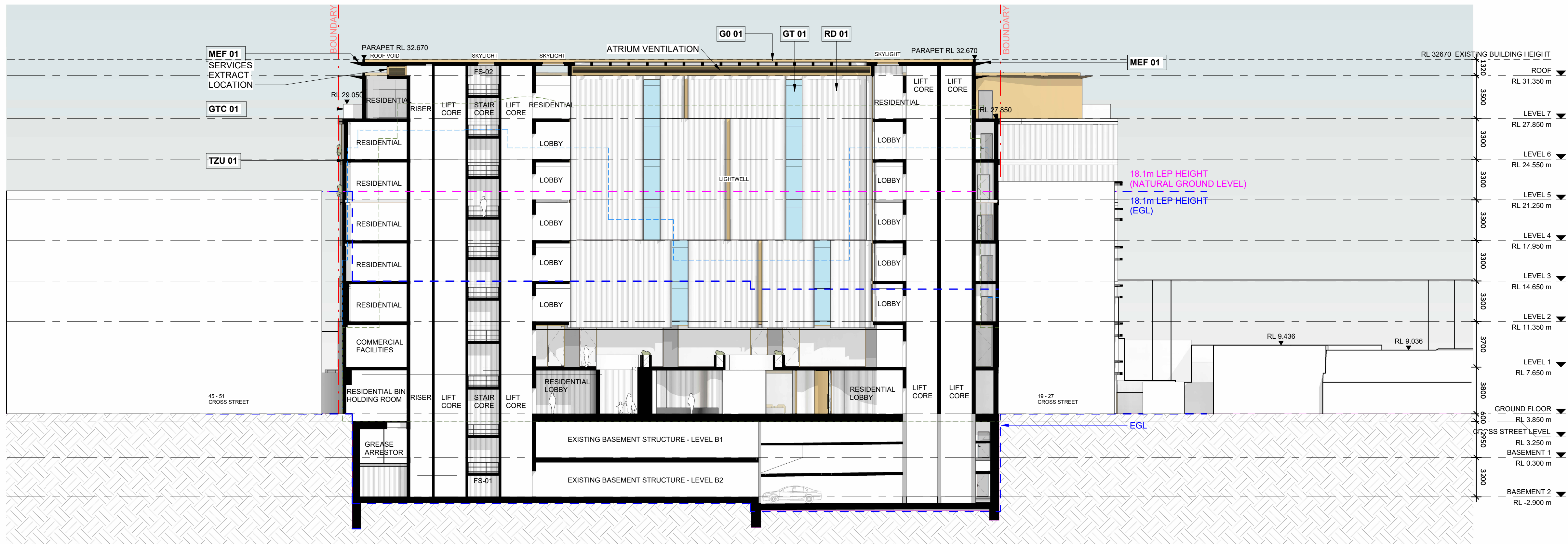
Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RFI	JC	25/03/2025



SECTION KEY PLAN



1 NORTH TO SOUTH - CROSS ST TO WILLIAM ST
SCALE 1 : 200



2 EAST TO WEST - ATRIUM AND LOBBIES
SCALE 1 : 200

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
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Project No.
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Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
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Drawing Title
SECTIONS

Document Control Status:

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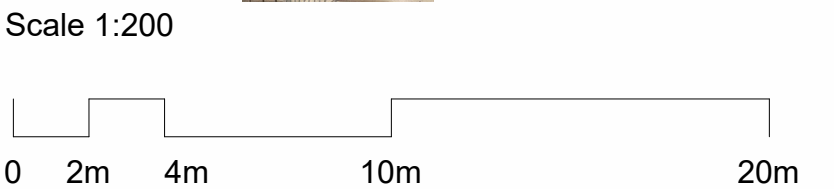
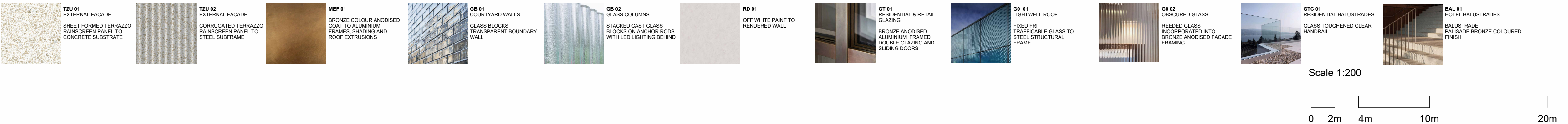
Minor changes to form and configuration may be required
when drawings are subsequently prepared for construction
purposes after the grant of development consent.

Co-ordinated:
AS
Drawn:
JL

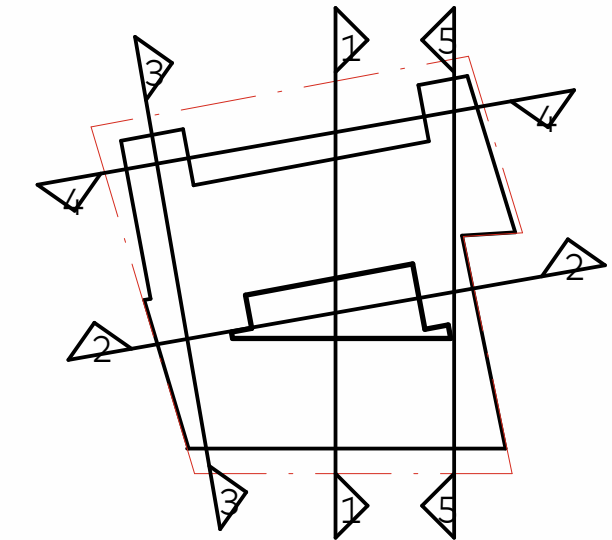
Project Lead:
JC
Scale:
As indicated @ A1

Project Director:
RJ
Date:
25/03/2025

Drawing Number:
A-DA-4101
Revision:
B



Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025



SECTION KEY PLAN

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
	PTW APPROVED SCHEME



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Nominated Architects:
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Ramin Jahromi no. 10000

Client
**Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust**

Project No.
224055.00

Project
33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
this site is known as Woo-la-ra.

Drawing Title
SECTIONS

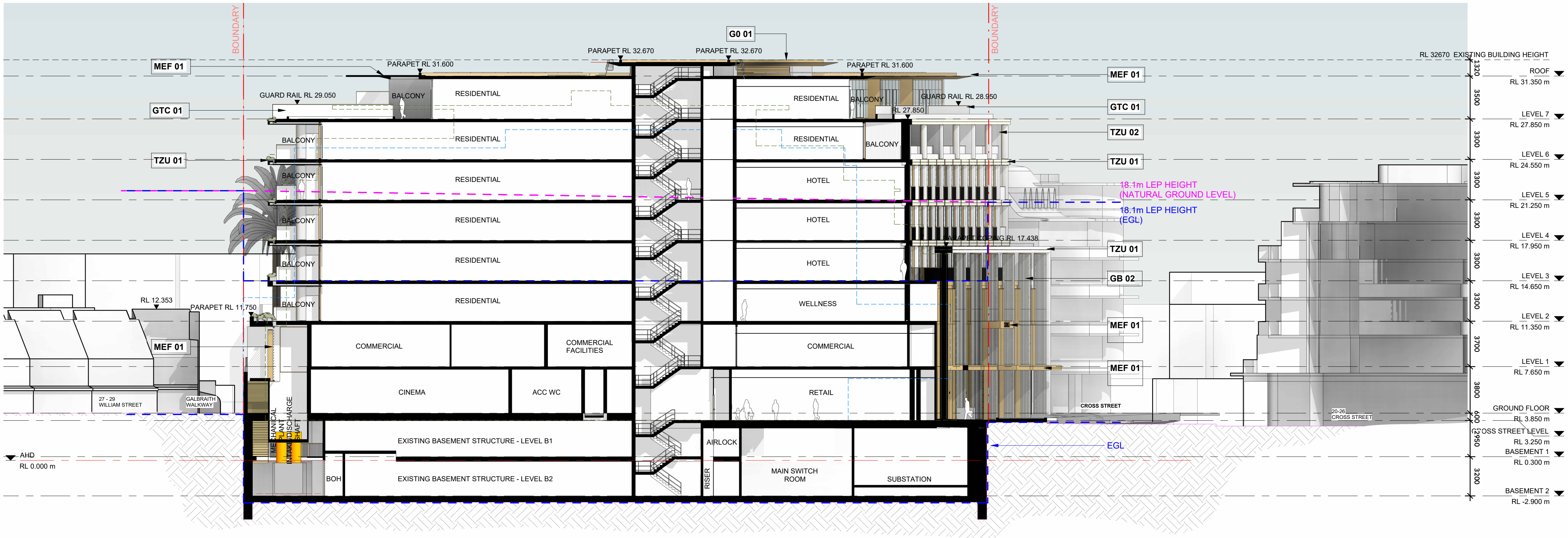
Document Control Status:

**NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

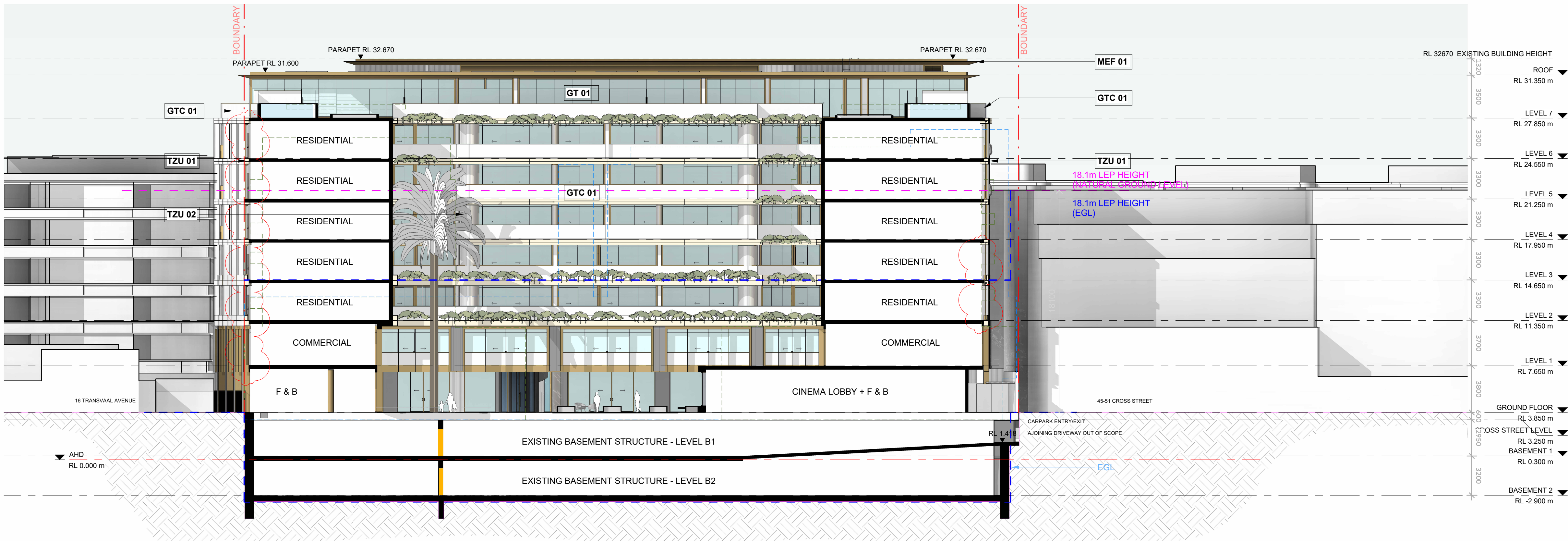
Minor changes to form and configuration may be required
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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	JL
Project Lead:	JC	Scale:	As indicated @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-4102	Revision:	B

PLOT STAMP DATE: 10/06/2025 1:04:58 PM



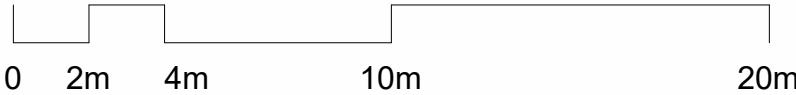
1 NORTH TO SOUTH - THROUGH WESTERN CORE
SCALE 1 : 200



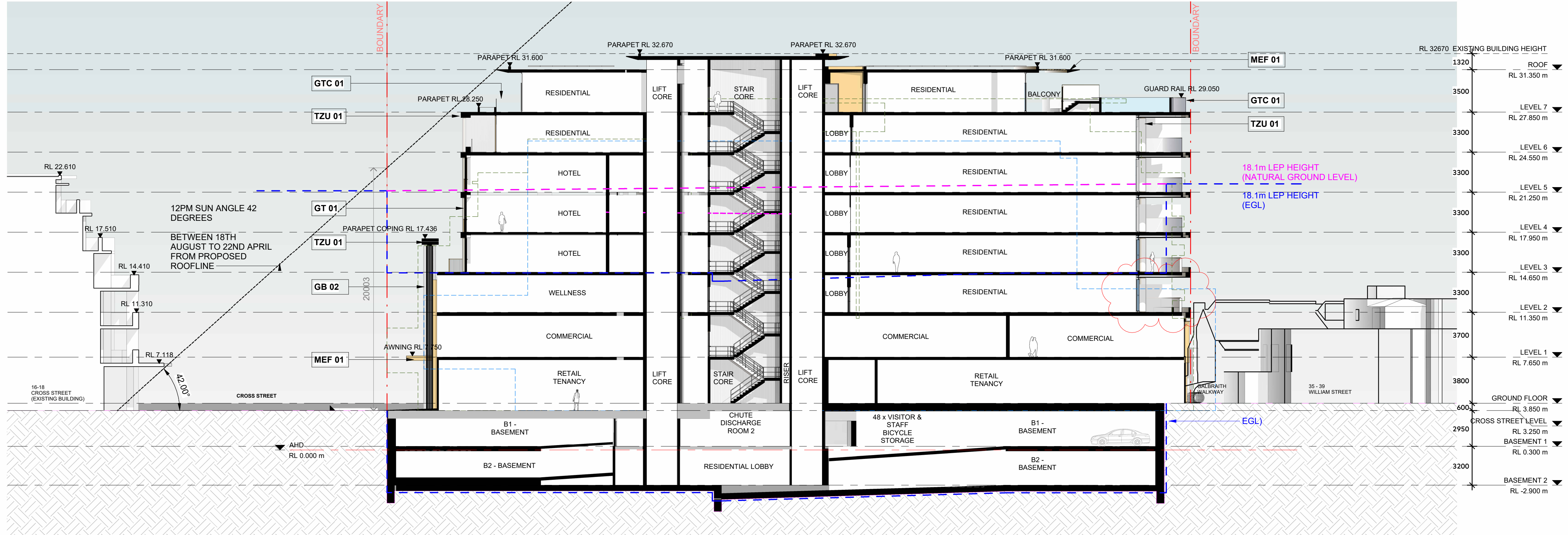
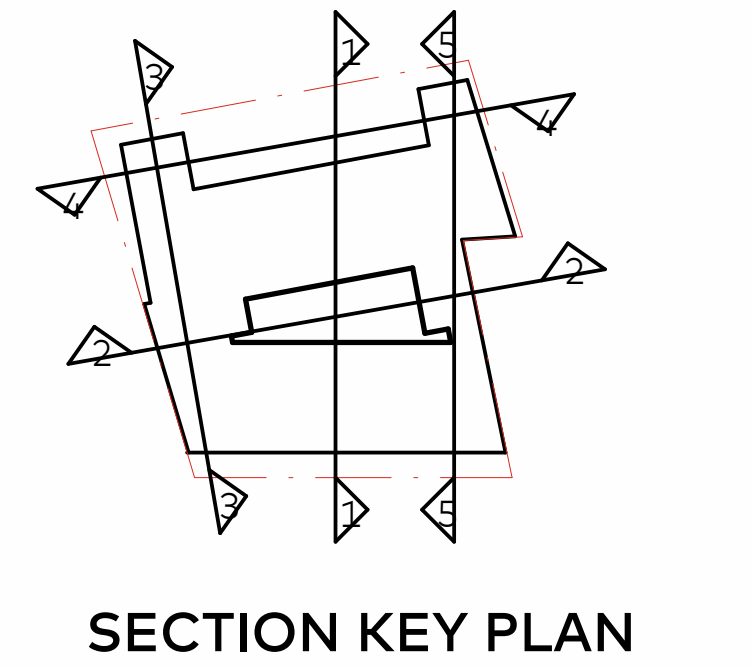
2 EAST TO WEST - NORTH FACADE
SCALE 1 : 200



Scale 1:200



Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025



1 SOUTH TO NORTH - CROSS ST TO WILLIAM ST
SCALE 1:200

LEGEND	
	SOFT LANDSCAPING
	PROPOSED BUILT ELEMENTS
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	EXISTING BUILDING LINE
	PTW APPROVED SCHEME

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Client	Cross St Double Bay Pty Ltd ATF Cross Street Double Bay Unit Trust
Project No.	224055.00
Project	33 CROSS STREET DOUBLE BAY, NSW
Acknowledgement	In the language of the Gadi people, this site is known as Woo-la-ra.
Drawing Title	SECTIONS

Document Control Status:

**NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

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Co-ordinated:	AS	Drawn:	JL
Project Lead:	JC	Scale:	As indicated @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-4103	Revision:	B

Scale 1:200

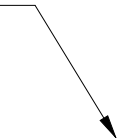
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19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



GUILFOYLE PARK

19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



GUILFOYLE PARK

EXISTING BUILDING
WINTER SOLSTICE - 0900

PROPOSED ENVELOPE
WINTER SOLSTICE - 0900

Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

- LIVING ROOM WINDOWS
- PRIMARY PRIVATE OPEN SPACE



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Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
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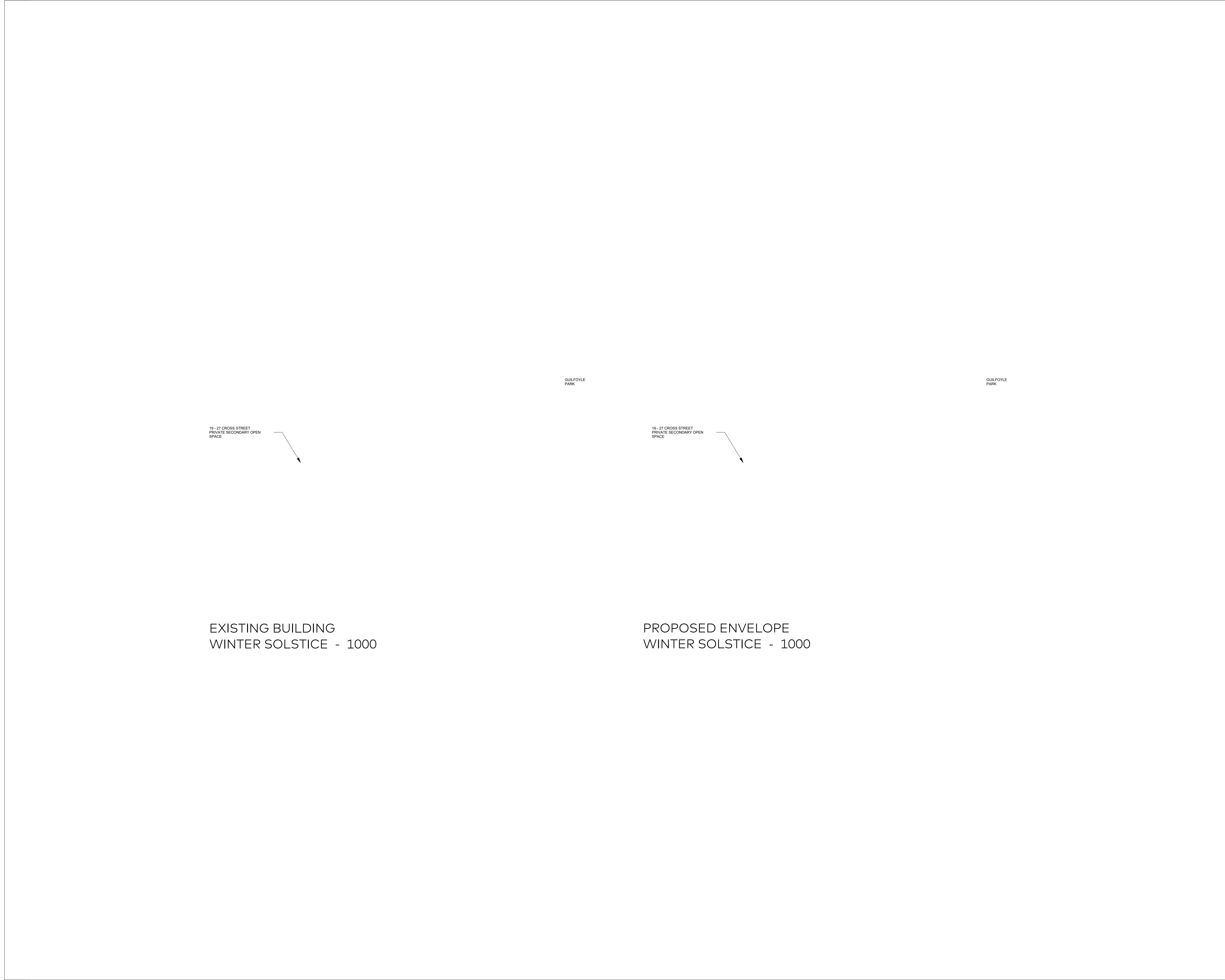
Drawing Title
SUN EYE VIEWS WINTER SOLSTICE -
0900

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	NTS @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8101	Revision:	B



Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

LIVING ROOM WINDOWS

PRIMARY PRIVATE OPEN SPACE

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Client	Cross St Double Bay Pty Ltd ATF Cross Street Double Bay Unit Trust
Project No.	224055.00
Project	33 CROSS STREET DOUBLE BAY, NSW
Acknowledgement	In the language of the Gadi people, this site is known as Woo-la-ra.
Drawing Title	SUN EYE VIEWS WINTER SOLSTICE -1000

Document Control Status:

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DEVELOPMENT APPLICATION

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Co-ordinated:
AS

Drawn:
CM

Project Lead:
JC

Scale:
NTS @ A1

Project Director:
RJ

Date:
25/03/2025

Drawing Number:
A-DA-8104

Revision:
B

19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



EXISTING BUILDING
WINTER SOLSTICE - 1100

19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



PROPOSED ENVELOPE
WINTER SOLSTICE - 1100

Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

- LIVING ROOM WINDOWS
- PRIMARY PRIVATE OPEN SPACE



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Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
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Drawing Title
SUN EYE VIEWS WINTER SOLSTICE
-1100

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	NTS @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8105	Revision:	B

19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



EXISTING BUILDING
WINTER SOLSTICE - 1200

19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



PROPOSED ENVELOPE
WINTER SOLSTICE - 1200

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LEGEND

- LIVING ROOM WINDOWS
- PRIMARY PRIVATE OPEN SPACE



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Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement

In the language of the Gadi people,
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Drawing Title

SUN EYE VIEWS WINTER SOLSTICE
-1200

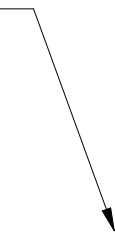
Document Control Status:

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DEVELOPMENT APPLICATION

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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	NTS @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8106	Revision:	B

19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



EXISTING BUILDING
WINTER SOLSTICE - 1300

19 - 27 CROSS STREET
PRIVATE SECONDARY OPEN
SPACE



PROPOSED ENVELOPE
WINTER SOLSTICE - 1300

Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

- LIVING ROOM WINDOWS
- PRIMARY PRIVATE OPEN SPACE



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Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

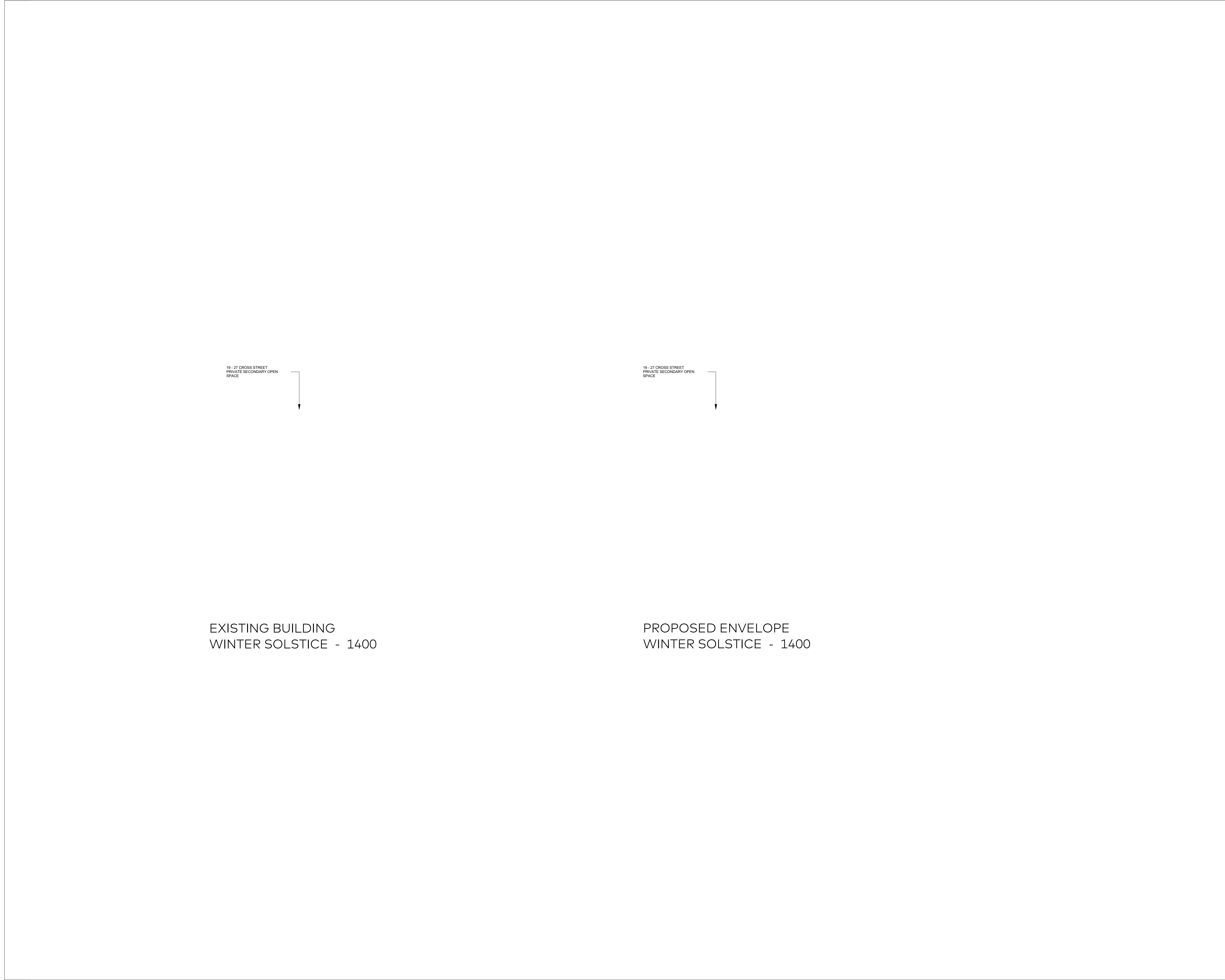
Acknowledgement
In the language of the Gadi people,
this site is known as Woo-la-ra.

Drawing Title
SUN EYE VIEWS WINTER SOLSTICE
-1300

Document Control Status:
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DEVELOPMENT APPLICATION

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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	NTS @ A1
Project Director:	RJ	Date:	25/03/2025
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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

LIVING ROOM WINDOWS

PRIMARY PRIVATE OPEN SPACE

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Client

Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement

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Drawing Title

SUN EYE VIEWS WINTER SOLSTICE
-1400

Document Control Status:

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DEVELOPMENT APPLICATION

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when drawings are subsequently prepared for construction
purposes after the grant of development consent.

Co-ordinated:

AS

Drawn:

CM

Project Lead:

JC

Scale:

NTS @ A1

Project Director:

RJ

Date:

25/03/2025

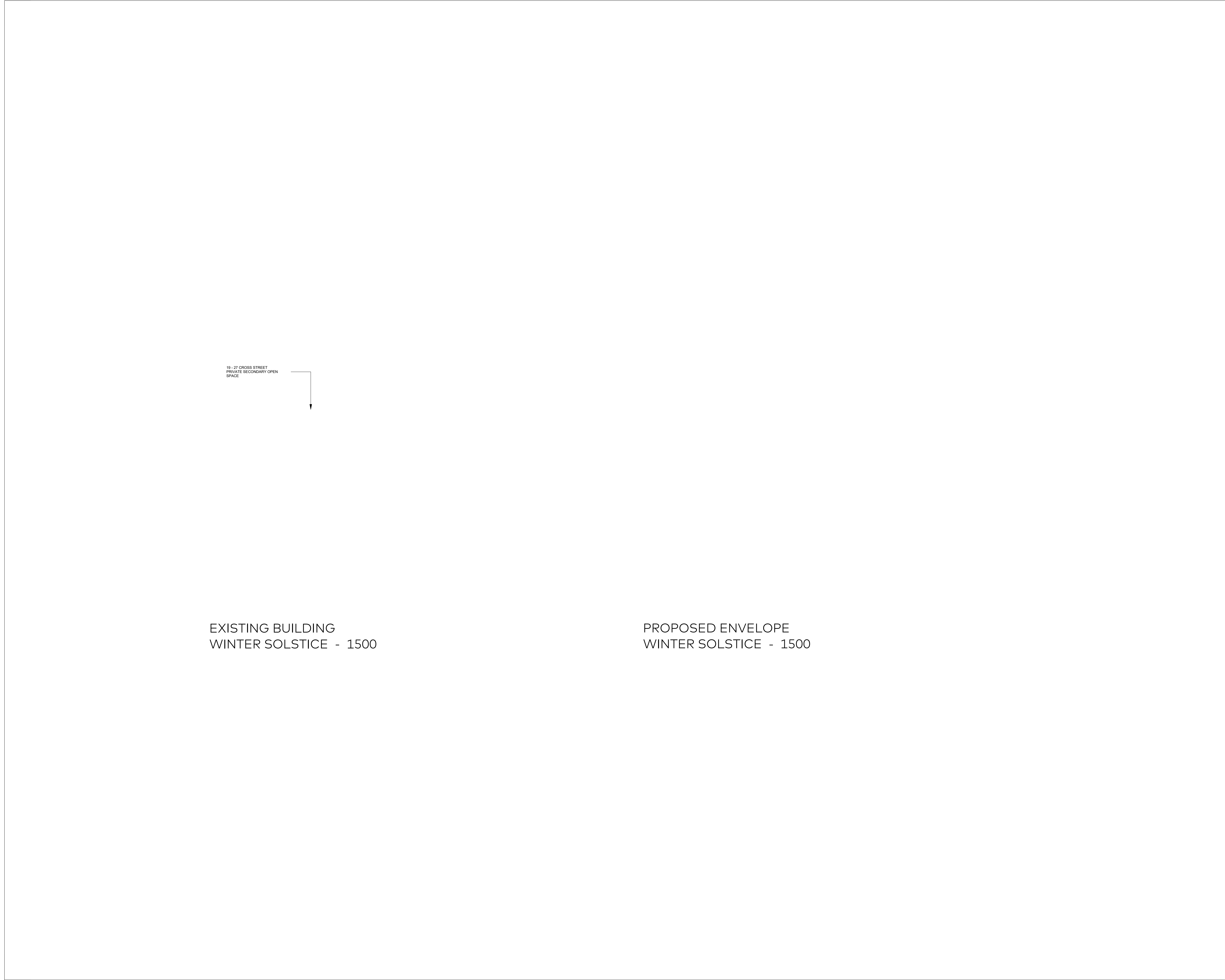
Drawing Number:

A-DA-8108

Revision:

B

PLOT STAMP DATE: 10/06/2025 1:56:18 PM



Rev	Description	By	Date
A	ISSUED FOR DA	JC	08/11/2024
B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

LEGEND

LIVING ROOM WINDOWS

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Client	Cross St Double Bay Pty Ltd ATF Cross Street Double Bay Unit Trust
Project No.	224055.00
Project	33 CROSS STREET DOUBLE BAY, NSW
Acknowledgement	In the language of the Gadi people, this site is known as Woo-la-ra.
Drawing Title	SUN EYE VIEWS WINTER SOLSTICE -1500

Document Control Status:

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DEVELOPMENT APPLICATION**

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Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	NTS @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8109	Revision:	B



WINTER SOLSTICE SHADOWS - 0900



WINTER SOLSTICE SHADOWS - 1000



WINTER SOLSTICE SHADOWS - 1100



WINTER SOLSTICE SHADOWS - 1200



WINTER SOLSTICE SHADOWS - 1300



WINTER SOLSTICE SHADOWS - 1400



WINTER SOLSTICE SHADOWS - 1500

NOTE:
HATCHED SHADOWS HIGHLIGHTS THE DIFFERENCE
BETWEEN THE PROPOSED DEVELOPMENT & THE 18.1m
LEP HEIGHT TAKEN FROM NATURAL GROUND LEVEL.

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Rev	Description	By	Date
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LEGEND

— PROPERTY BOUNDARY

■ ADDITIONAL SHADOWING

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Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement

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Drawing Title

SHADOW DIAGRAMS WINTER SOLSTICE
- 18.1M MASSING

Document Control Status:

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DEVELOPMENT APPLICATION

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purposes after the grant of development consent.

Co-ordinated:

AS

Project Lead:

JC

Project Director:

RJ

Drawing Number:

A-DA-8111

Drawn:

NL, CM

Scale:

NTS @ A1

Date:

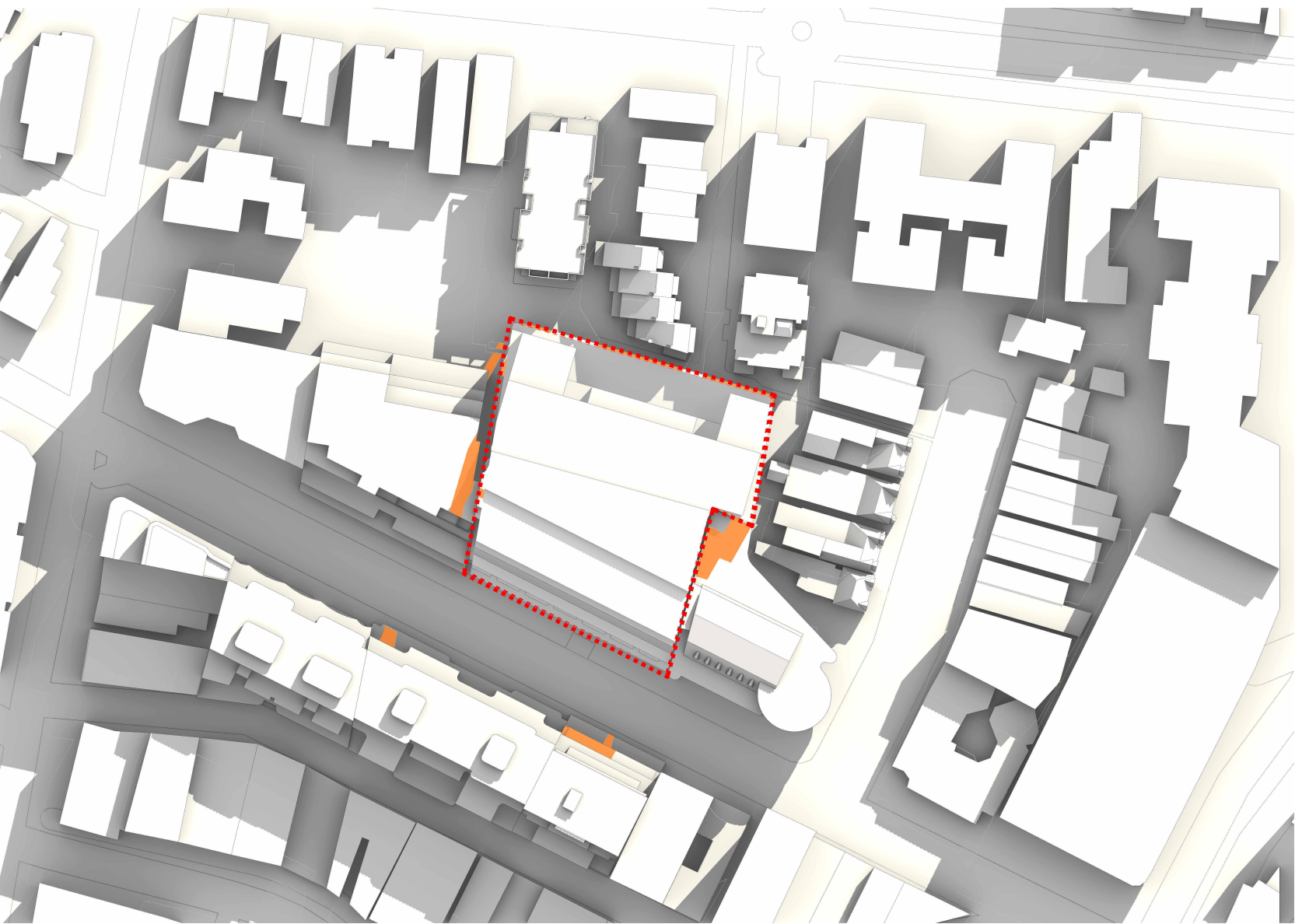
25/03/2025

Revision:

B



WINTER SOLSTICE SHADOWS - 0900



WINTER SOLSTICE SHADOWS - 1000



WINTER SOLSTICE SHADOWS - 1100



WINTER SOLSTICE SHADOWS - 1200



WINTER SOLSTICE SHADOWS - 1300



WINTER SOLSTICE SHADOWS - 1400



WINTER SOLSTICE SHADOWS - 1500

NOTE:
HATCHED SHADOWS HIGHLIGHTS THE DIFFERENCE
BETWEEN THE PROPOSED DEVELOPMENT & THE
EXISTING INTERCONTINENTAL HOTEL BUILDING.

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LEGEND

— PROPERTY BOUNDARY

■ ADDITIONAL SHADOWING

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Client
Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
this site is known as Woo-la-ra.

Drawing Title
SHADOW DIAGRAMS WINTER SOLSTICE
- PROPOSED & EXISTING BUILDING

Document Control Status:

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DEVELOPMENT APPLICATION

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when drawings are subsequently prepared for construction
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Co-ordinated:	AS	Drawn:	NL, CM
Project Lead:	JC	Scale:	NTS @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8112	Revision:	B

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Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement

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Drawing Title

ARTIST IMPRESSION 01

Document Control Status:

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DEVELOPMENT APPLICATION

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Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	@ A1
Project Director:	RJ	Date:	25/03/2025
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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

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Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement

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Drawing Title

ARTIST IMPRESSION 02

Document Control Status:

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Minor changes to form and configuration may be required
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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	@ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8302	Revision:	B



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Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
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Drawing Title
ARTIST IMPRESSION 03

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Minor changes to form and configuration may be required
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purposes after the grant of development consent.

Co-ordinated:	AS	Drawn:	CM
Project Lead:	JC	Scale:	@ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8304	Revision:	B



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Project No.

224055.00

Project

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DOUBLE BAY, NSW

Acknowledgement

In the language of the Gadi people,
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Drawing Title

ARTIST IMPRESSION 04

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Minor changes to form and configuration may be required
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purposes after the grant of development consent.

Co-ordinated:	Checker	Drawn:	Author
Project Lead:	Designer	Scale:	@ A1
Project Director:	Approver	Date:	25/03/2025
Drawing Number:	A-DA-8305	Revision:	B

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B	RESPONSE TO COUNCIL RF1	JC	25/03/2025

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Nominated Architects:

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Ramin Jahromi no. 10000

Client	Cross St Double Bay Pty Ltd ATF Cross Street Double Bay Unit Trust
Project No.	224055.00
Project	33 CROSS STREET DOUBLE BAY, NSW
Acknowledgement	In the language of the Gadi people, this site is known as Woo-la-ra.
Drawing Title	ARTIST IMPRESSION 05

Document Control Status:

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DEVELOPMENT APPLICATION

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Co-ordinated:

Project Lead:

Project Director:

Drawing Number:

Checker

Designer

Approver

Drawn:

Scale:

Date:

Revision:

Author

@ A1

25/03/2025

B

A-DA-8306

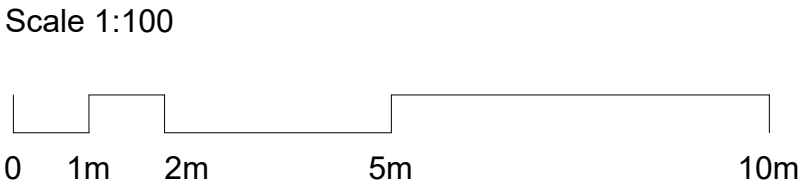
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4.03 PRE ADAPTATION
SCALE 1 : 100



4.03 POST ADAPTATION
SCALE 1 : 100



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A	ISSUED FOR DA	JC	08/11/2024
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ADAPTABLE
APARTMENTS

LEVEL 4	4.03
LEVEL 5	5.01
LEVEL 6	6.03

LHA
SILVER LEVEL

LEVEL 6	6.01	6.02	6.05
LEVEL 7	7.01	7.02	7.03

ADAPTABLE APARTMENTS LEGEND

- REMOVE FIXTURES / WALL
- CLEARANCE REQUIRED



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Ramin Jahromi no. 10000

Client
Cross St Double Bay Pty Ltd ATF
Cross Street Double Bay Unit Trust

Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
In the language of the Gadi people,
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Drawing Title
ADAPTABLE APARTMENTS

Document Control Status:

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Co-ordinated:	AS	Drawn:	AK
Project Lead:	JC	Scale:	As indicated @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8401	Revision:	B

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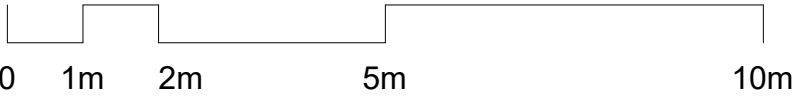


5.01 PRE ADAPTION
SCALE 1 : 100



5.01 POST ADAPTION
SCALE 1 : 100

Scale 1:100



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ADAPTABLE
APARTMENTS

LEVEL 4	4.03
LEVEL 5	5.01
LEVEL 6	6.03

LHA
SILVER LEVEL

LEVEL 6	6.01	6.02	6.05
LEVEL 7	7.01	7.02	7.03

ADAPTABLE APARTMENTS LEGEND

- REMOVE FIXTURES / WALL
- CLEARANCE REQUIRED



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Drawing Title
ADAPTABLE APARTMENTS

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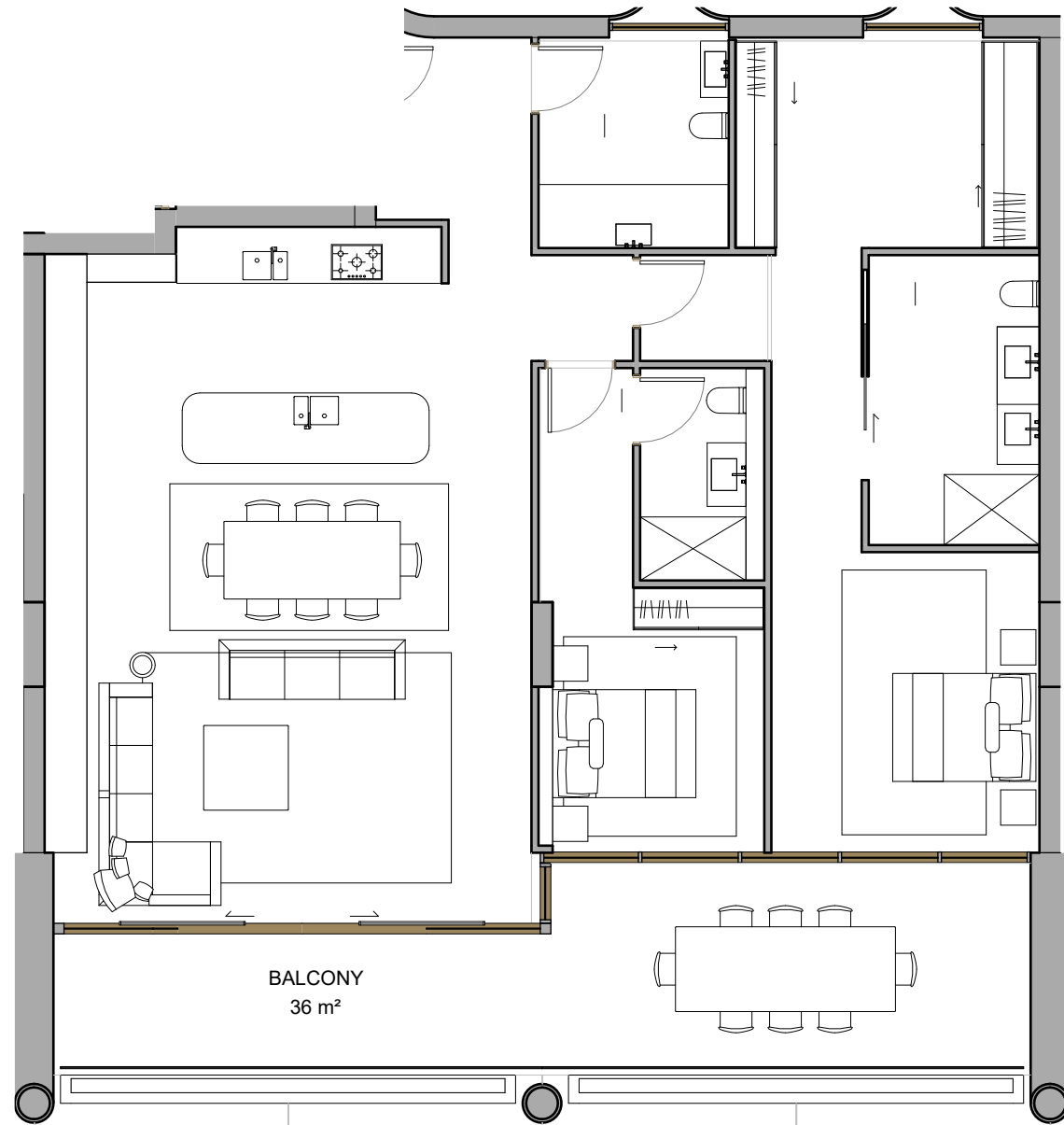
Co-ordinated: AS Drawn: AK

Project Lead: JC Scale: As indicated @ A1

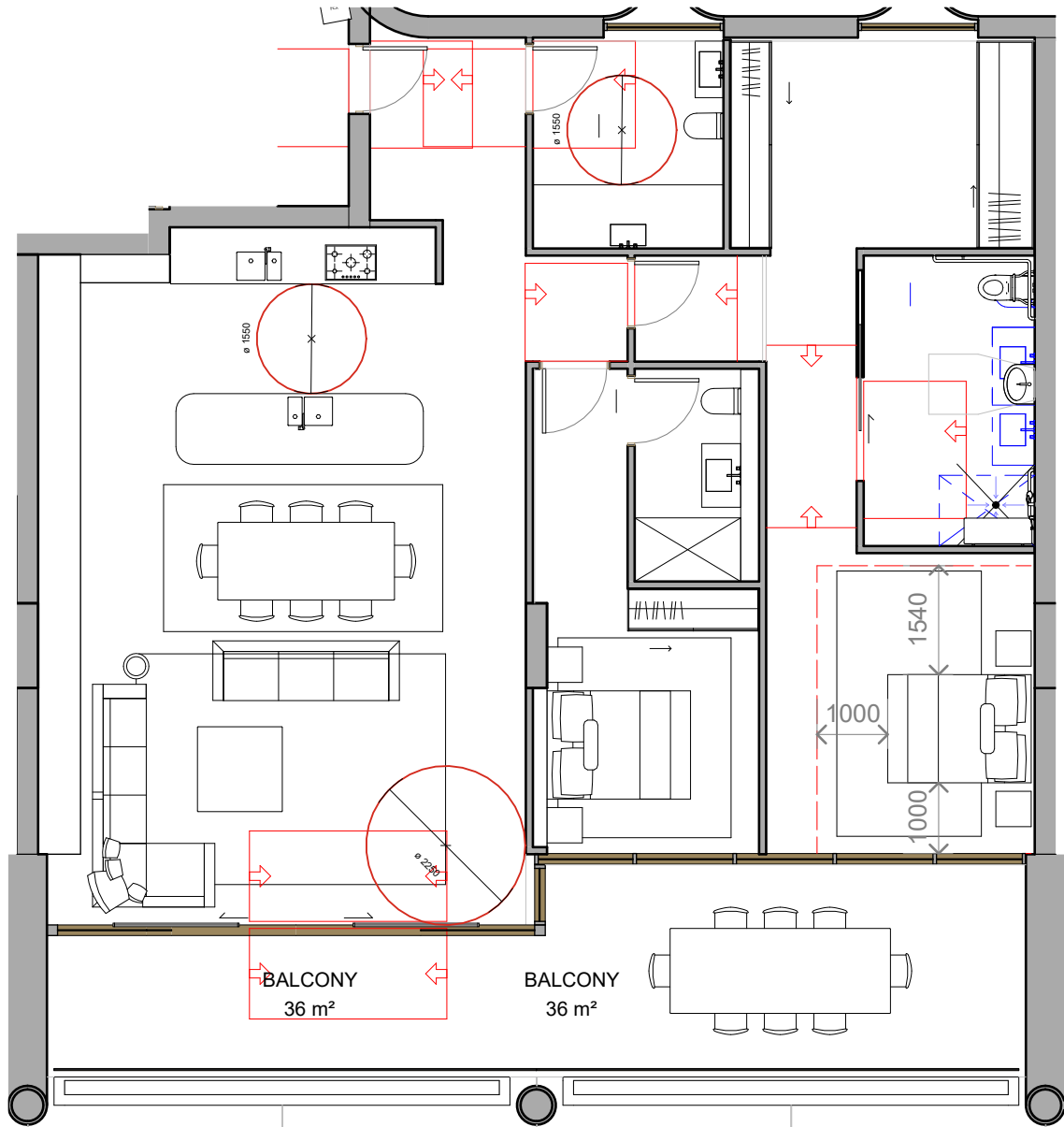
Project Director: RJ Date: 25/03/2025

Drawing Number: A-DA-8402 Revision: B

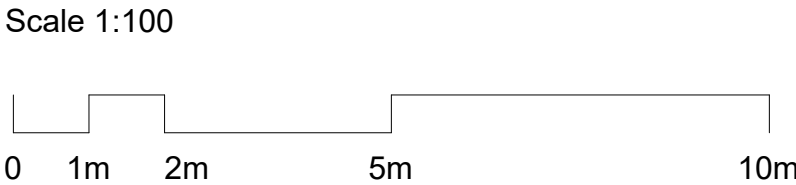
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6.03 PRE ADAPTION
SCALE 1 : 100



6.03 POST ADAPTION
SCALE 1 : 100



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ADAPTABLE
APARTMENTS

LEVEL 4	4.03
LEVEL 5	5.01
LEVEL 6	6.03

LHA
SILVER LEVEL

LEVEL 6	6.01	6.02	6.05
LEVEL 7	7.01	7.02	7.03

ADAPTABLE APARTMENTS LEGEND

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Drawing Title
ADAPTABLE APARTMENTS

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Co-ordinated:	AS	Drawn:	AK
Project Lead:	JC	Scale:	As indicated @ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8403	Revision:	B

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Project No.
224055.00

Project
33 CROSS STREET
DOUBLE BAY, NSW

Acknowledgement
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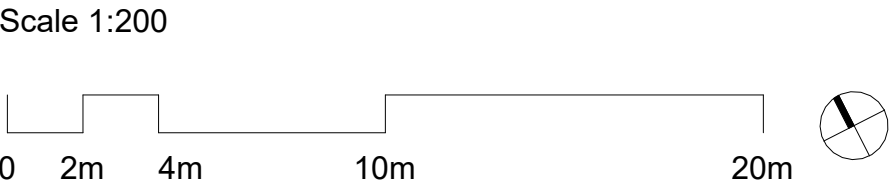
Drawing Title
GROUND FLOOR PUBLIC DOMAIN PLAN

Document Control Status:

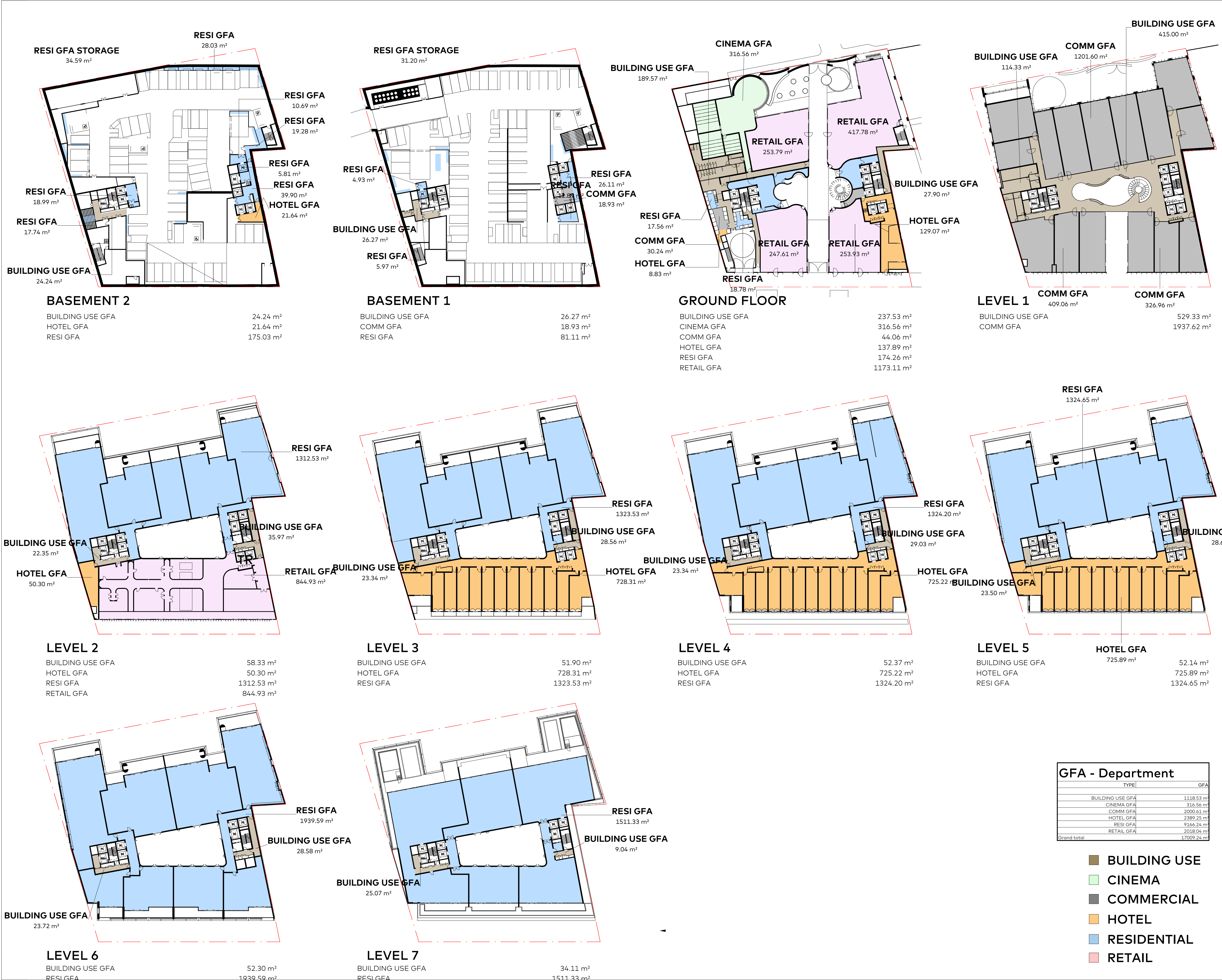
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DEVELOPMENT APPLICATION

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Co-ordinated:	JC	Drawn:	JL
Project Lead:	JC	Scale:	@ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-8404	Revision:	B



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Client
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Project No.
224055.00

Project
**33 CROSS STREET
DOUBLE BAY, NSW**

Acknowledgement
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Drawing Title
DEVELOPMENT CALCULATIONS (GFA)

Document Control Status:

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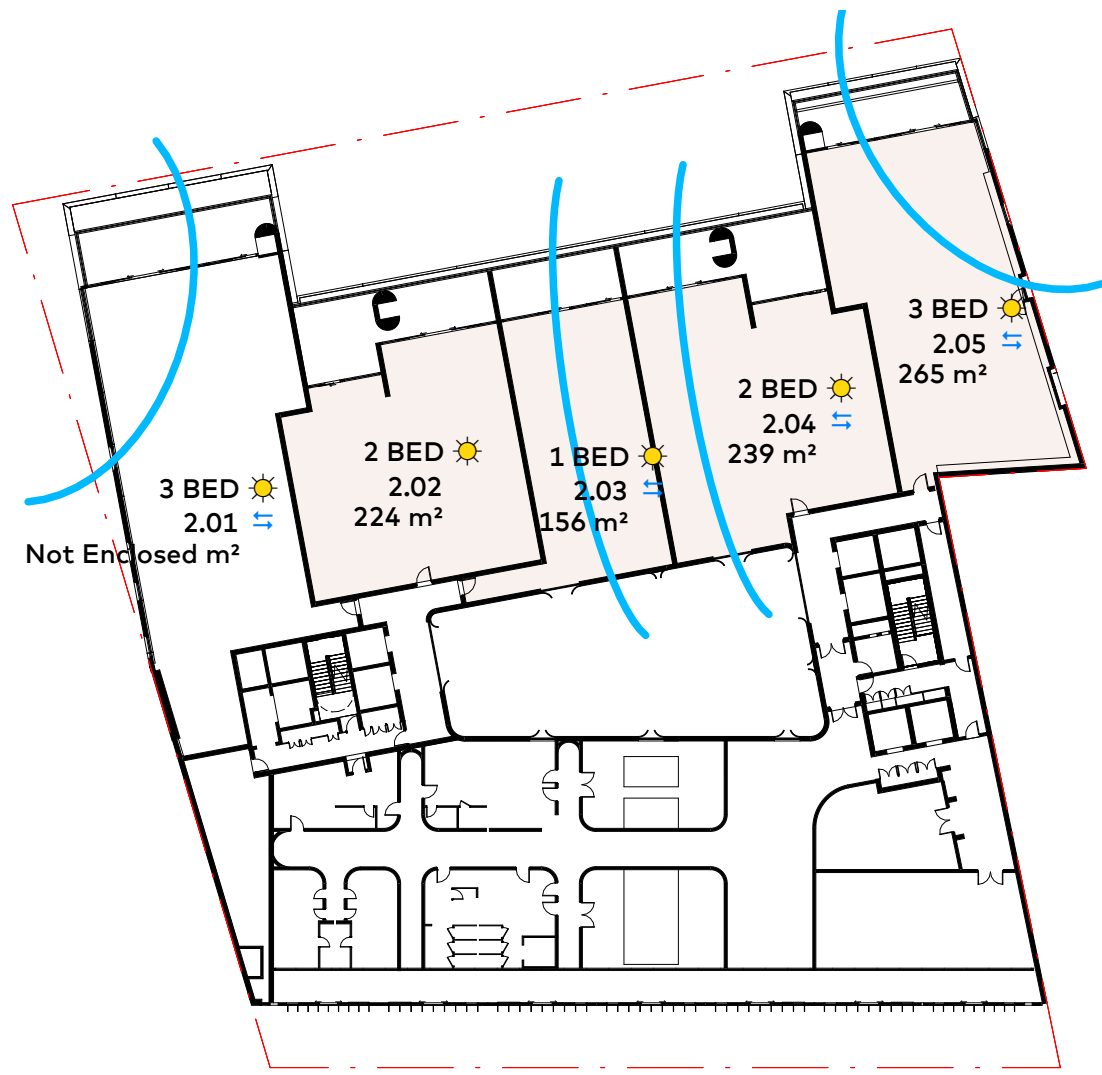
Co-ordinated: AS
Drawn: HP

Project Lead: JC
Scale: As indicated @ A1

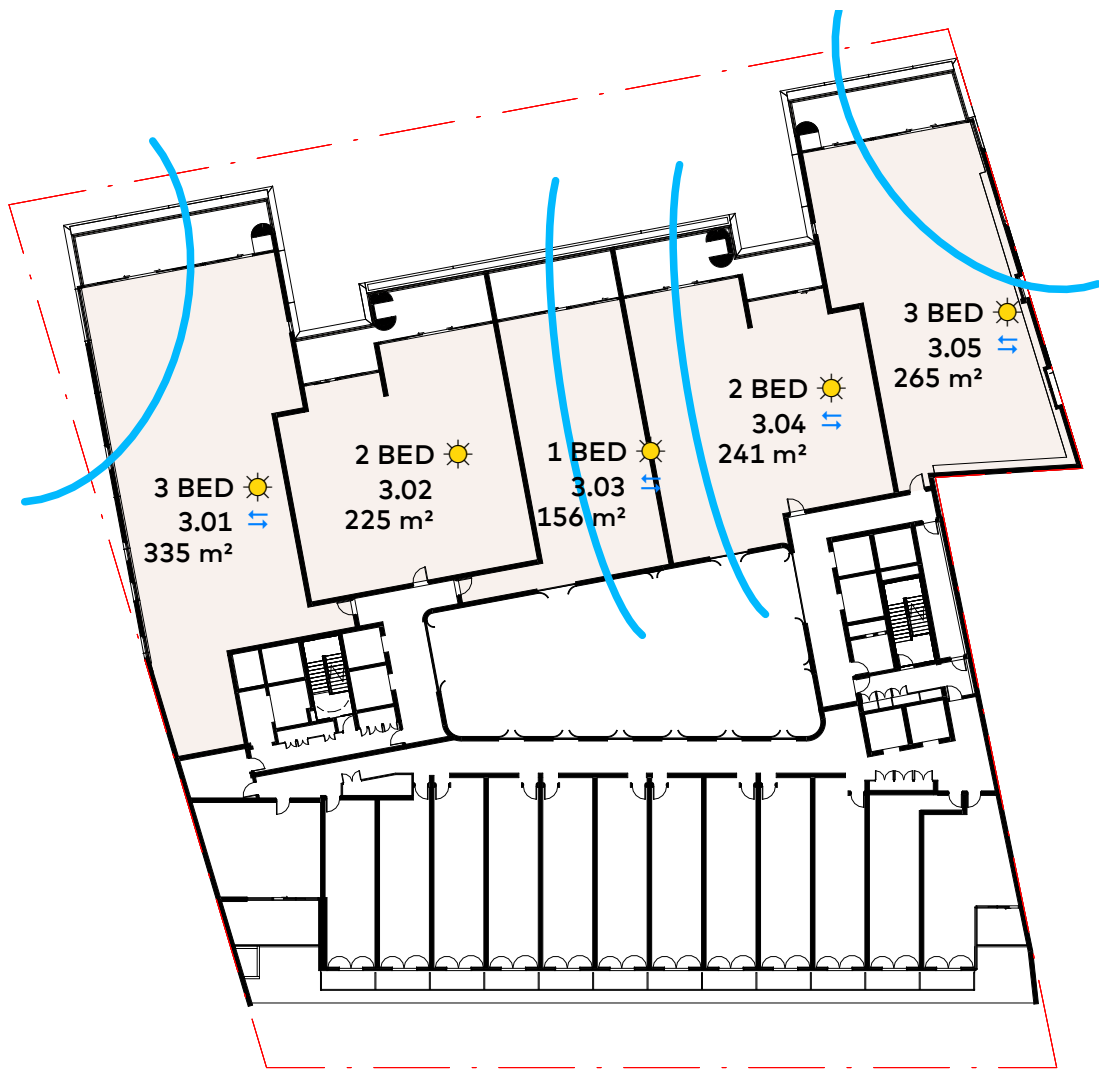
Project Director: RJ
Date: 25/03/2025

Drawing Number: A-DA-9201
Revision: B

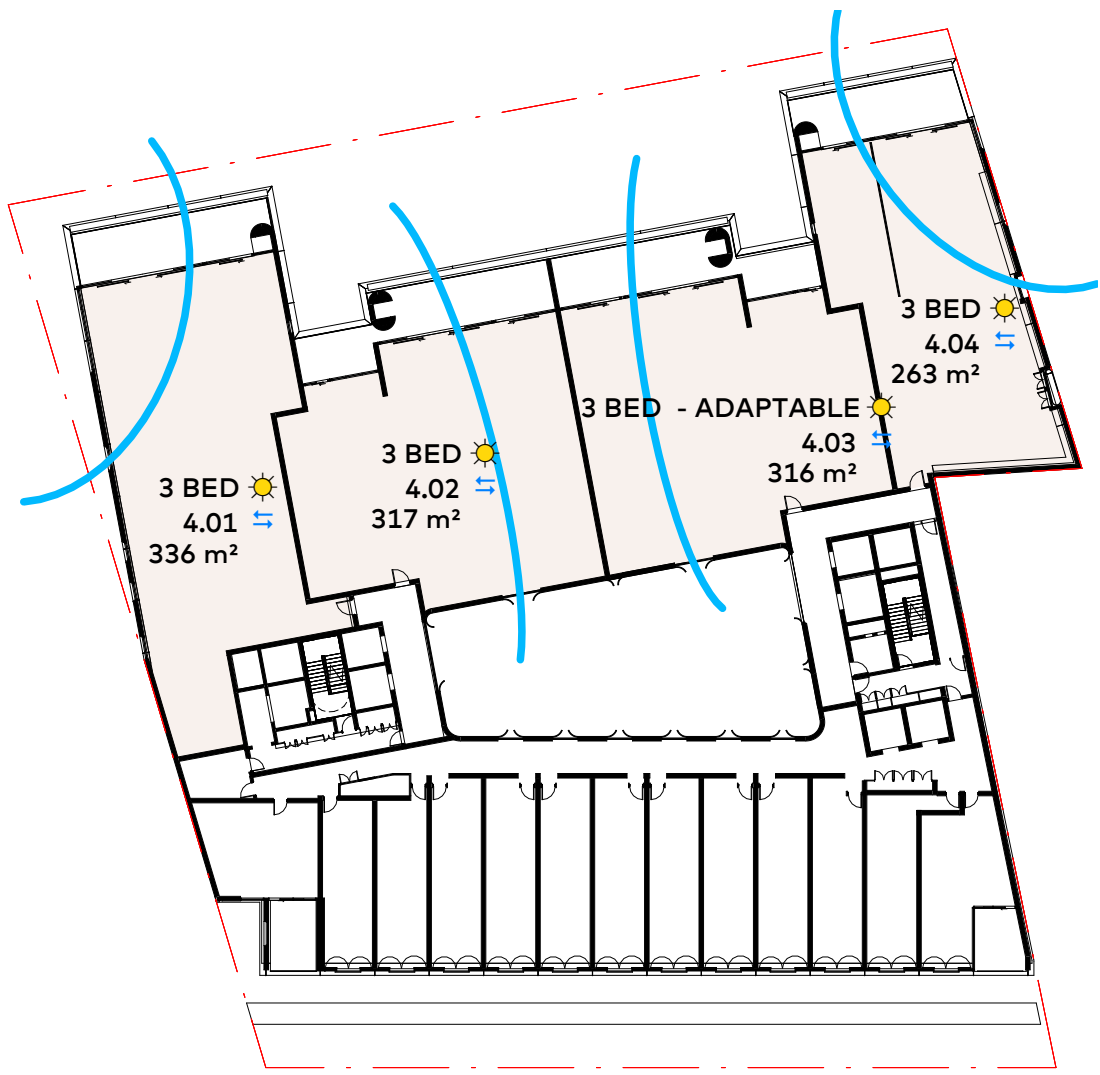
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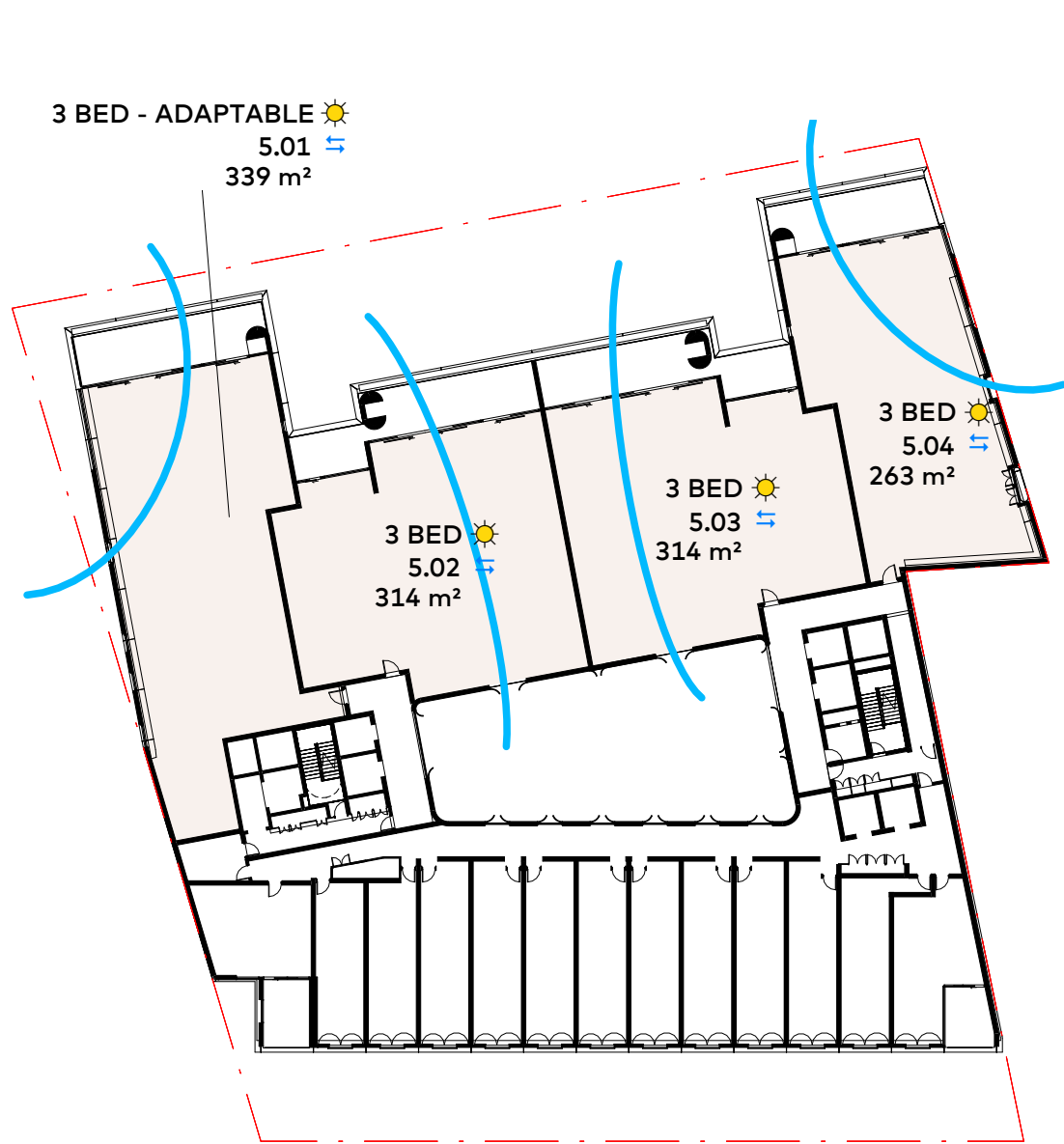
LEVEL 2



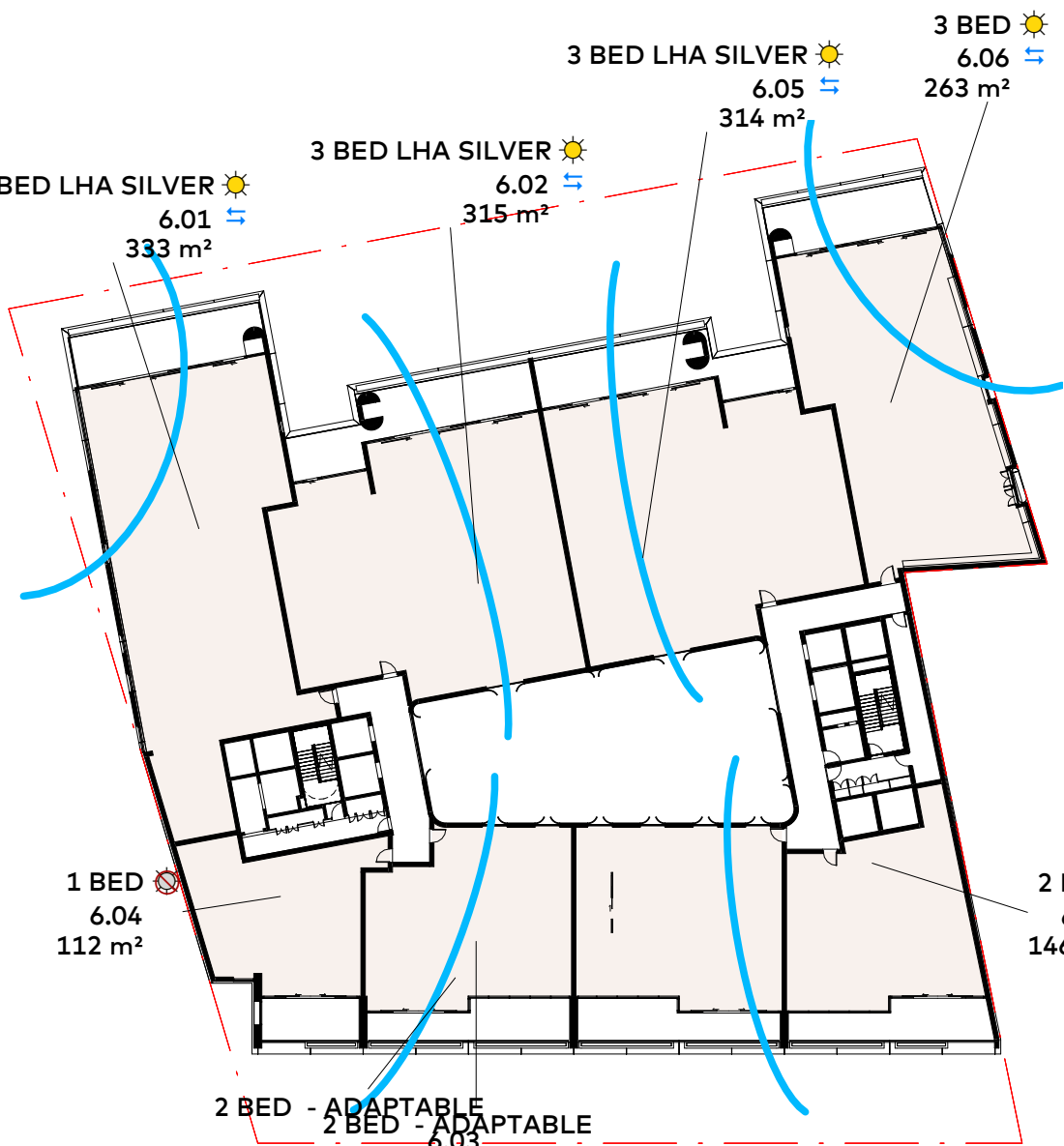
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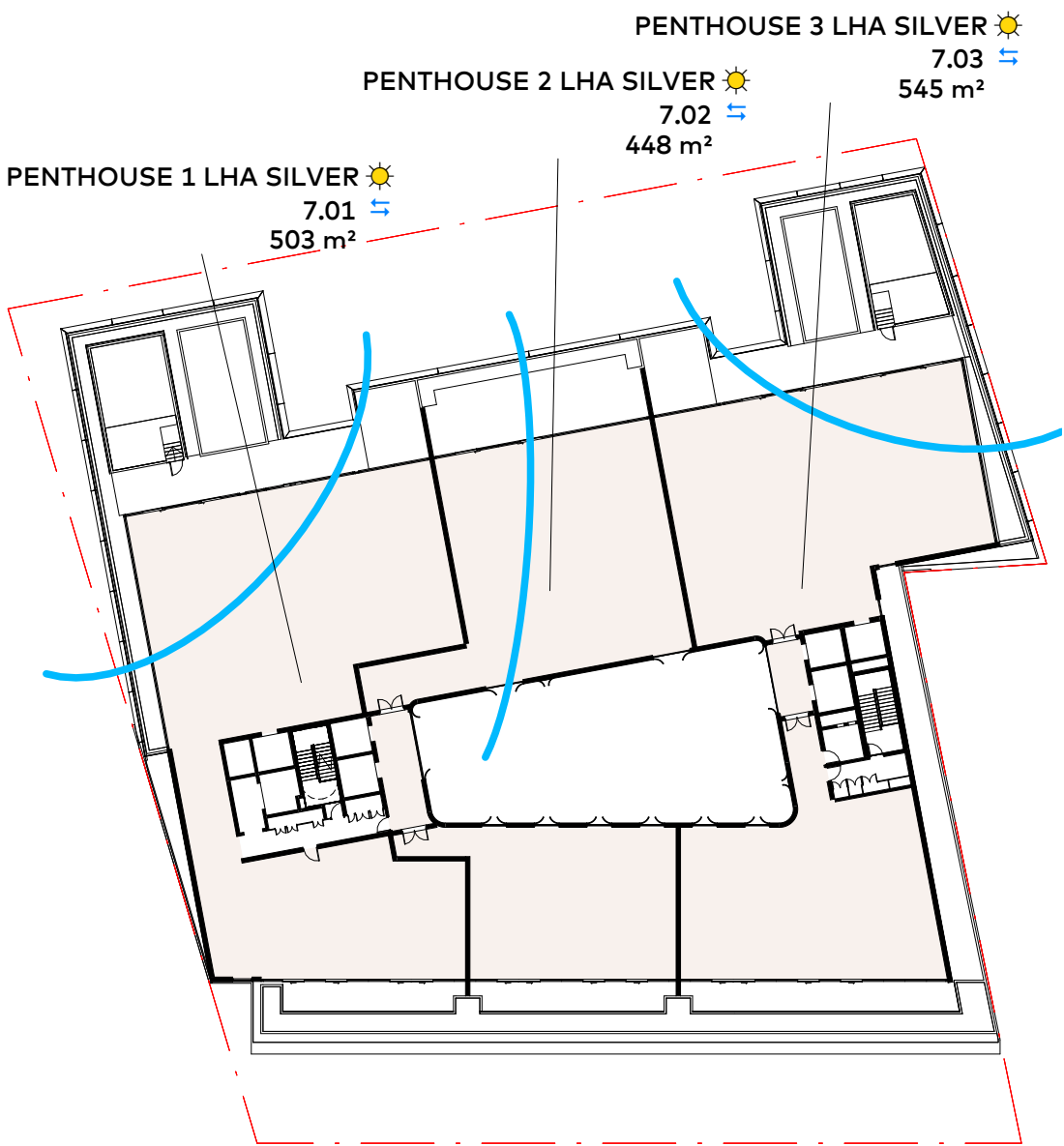
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7

SOLAR ACCESS		
25 / 29	86%	
NO SOLAR ACCESS		
4 / 29	13%	
CROSS VENTILATED		
25 / 29	86%	



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LEGEND	
	ADG CROSS VENTILATION
	ADG SOLAR ACCESS



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Project No.
224055.00

Project
33 CROSS STREET

DOUBLE BAY, NSW

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Drawing Title
ADG COMPLIANCE - SOLAR & CROSS
VENTILATION

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Co-ordinated:
AS
HP, CM

Project Lead:
JC
Scale:
1 : 500 @ A1

Project Director:
RJ
Date:
25/03/2025

Drawing Number:
A-DA-9501
Revision:
B

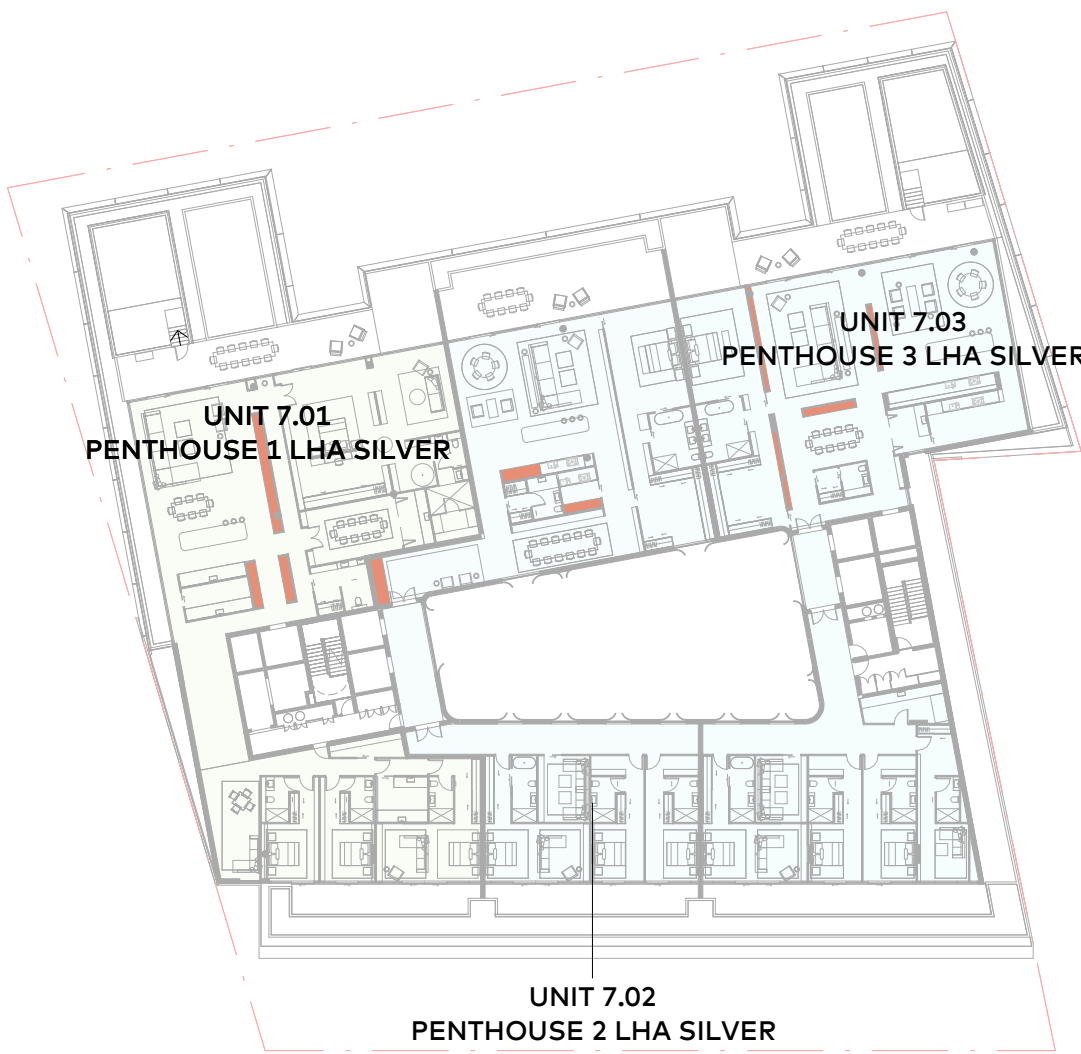
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LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 2



LEVEL 3



LEVEL 4

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UNIT STORAGE		
LEVEL	UNIT	INTERNAL
LEVEL 7	PENTHOUSE UNIT 7.01 - 4 BED	18 m³
LEVEL 7	PENTHOUSE UNIT 7.02 - 4 BED	13 m³
LEVEL 7	PENTHOUSE UNIT 7.03 - 4 BED	14 m³
LEVEL 6	UNIT 6.08 - 2 BED	12m³
LEVEL 6	UNIT 6.07 - 3 BED	8m³
LEVEL 6	UNIT 6.06 - 3 BED	16m³
LEVEL 6	UNIT 6.05 - 3 BED	13m³
LEVEL 6	UNIT 6.04 - 1 BED	9m³
LEVEL 6	UNIT 6.03 - 2 BED	11m³
LEVEL 6	UNIT 6.02 - 3 BED	14 m³
LEVEL 6	UNIT 6.01 - 3 BED	14 m³
LEVEL 5	UNIT 5.04 - 3 BED	16 m³
LEVEL 5	UNIT 5.03 - 3 BED	13 m³
LEVEL 5	UNIT 5.02 - 3 BED	14 m³
LEVEL 5	UNIT 5.01 - 3 BED	15 m³
LEVEL 4	UNIT 4.04 - 3 BED	16 m³
LEVEL 4	UNIT 4.03 - 3 BED	13 m³
LEVEL 4	UNIT 4.02 - 3 BED	14 m³
LEVEL 4	UNIT 4.01 - 3 BED	15 m³
LEVEL 3	UNIT 3.05 - 3 BED	16 m³
LEVEL 3	UNIT 3.04 - 2 BED	11 m³
LEVEL 3	UNIT 3.03 - 1 BED	8 m³
LEVEL 3	UNIT 3.02 - 2 BED	11 m³
LEVEL 3	UNIT 3.01 - 3 BED	15 m³
LEVEL 2	UNIT 2.05 - 3 BED	16 m³
LEVEL 2	UNIT 2.04 - 3 BED	11 m³
LEVEL 2	UNIT 2.03 - 1 BED	8 m³
LEVEL 2	UNIT 2.02 - 2 BED	11 m³
LEVEL 2	UNIT 2.01 - 3 BED	15 m³
NOTE: 100% OF ADG STORAGE IS PROVIDED FOR IN APARTMENTS		

C O X

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Cross Street Double Bay Unit Trust

Project No.

224055.00

Project

33 CROSS STREET

DOUBLE BAY, NSW

Acknowledgement

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Drawing Title

DEVELOPMENT CALCULATIONS
(STORAGE)

Document Control Status:

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Co-ordinated:

AS

Drawn:

HP, CM, JL

Project Lead:

JC

Scale:

As indicated @ A1

Project Director:

RJ

Date:

25/03/2025

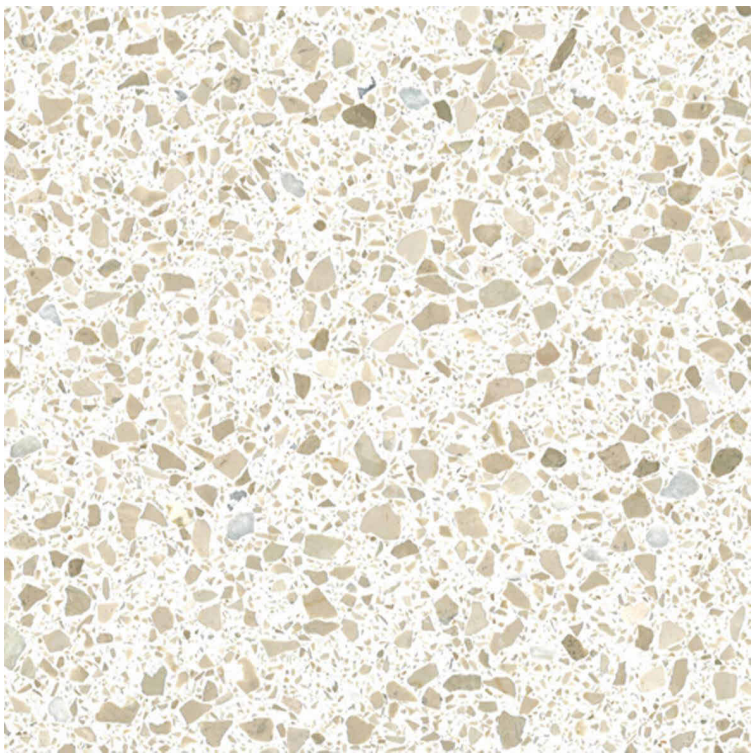
Drawing Number:

A-DA-9502

Revision:

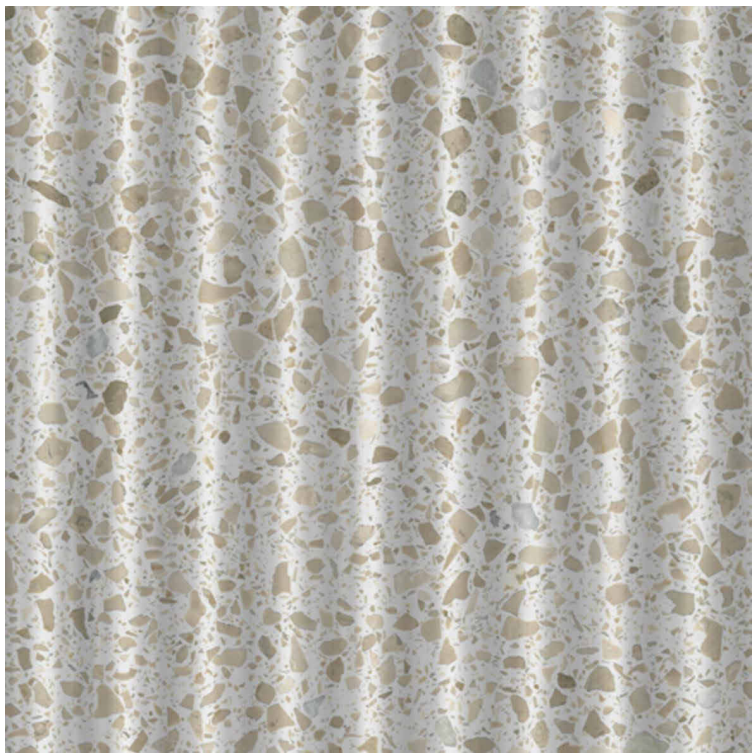
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TZU 01
EXTERNAL FACADE

SHEET FORMED TERRAZZO RAINSCREEN
PANEL TO CONCRETE SUBSTRATE



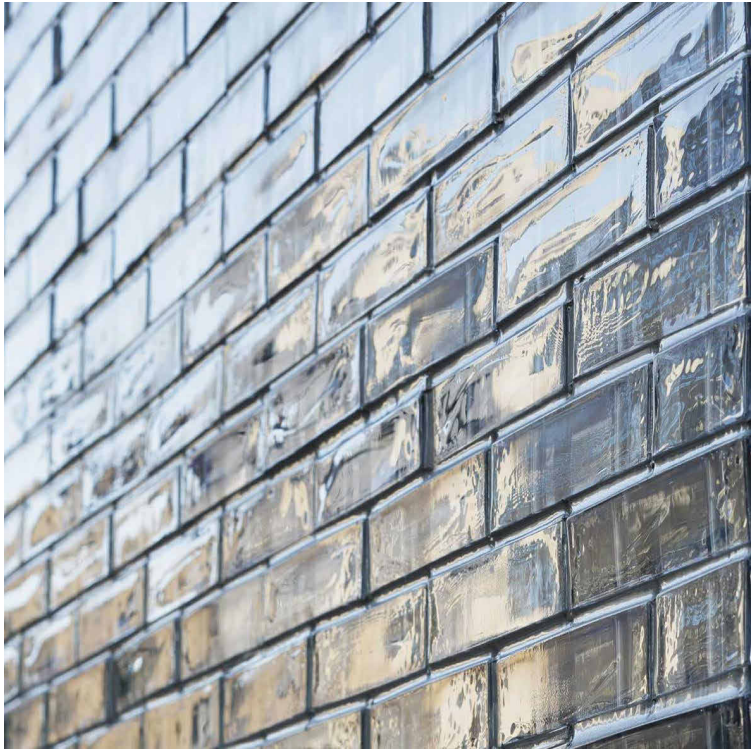
TZU 02
EXTERNAL FACADE

CORRUGATED TERRAZZO RAINSCREEN
PANEL TO STEEL SUBFRAME



MEF 01

BRONZE COLOUR ANODISED COAT TO
ALUMINIUM FRAMES, SHADING AND ROOF
EXTRUSIONS



GB 01
COURTYARD WALLS

GLASS BLOCKS
TRANSPARENT BOUNDARY WALL



GB 02
GLASS COLUMNS

STACKED CAST GLASS BLOCKS ON ANCHOR
RODS WITH LED LIGHTING BEHIND



RD 01

WHITE RENDERED WALL



BAL 01
HOTEL BALUSTRADES

BALUSTRADE
PALISADE BRONZE COLOURED FINISH



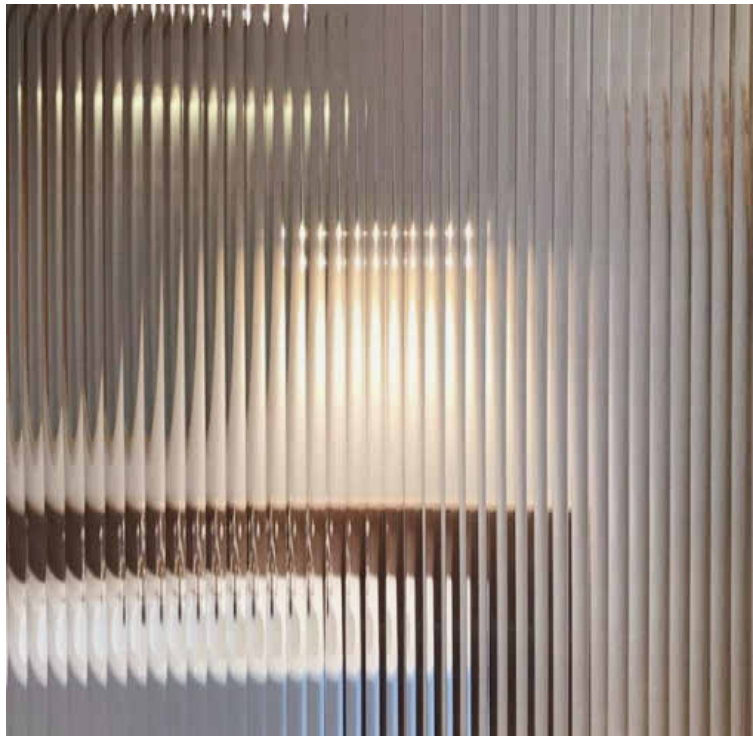
GT 01
RESIDENTIAL & RETAIL GLAZING

BRONZE COLOUR ANODISED COAT TO
ALUMINIUM FRAMED SYSTEM INCORPORATING
DOUBLE GLAZING AND SLIDING DOOR OPENINGS



G0 01
ATRIUM ROOF

FIXED FRIT TRAFFICABLE GLASS TO STEEL
STRUCTURAL FRAME



G0 02
OBSCURED GLASS

REEDED GLASS INCORPORATED INTO BRONZE
ANODISED FACADE FRAMING



GTC 01
RESIDENTIAL BALUSTRADES

GLASS TOUGHENED CLEAR GUARDRAIL

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Drawing Title

EXTERNAL FINISHES SCHEDULE

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Project Lead:	JC	Scale:	@ A1
Project Director:	RJ	Date:	25/03/2025
Drawing Number:	A-DA-9700	Revision:	B

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