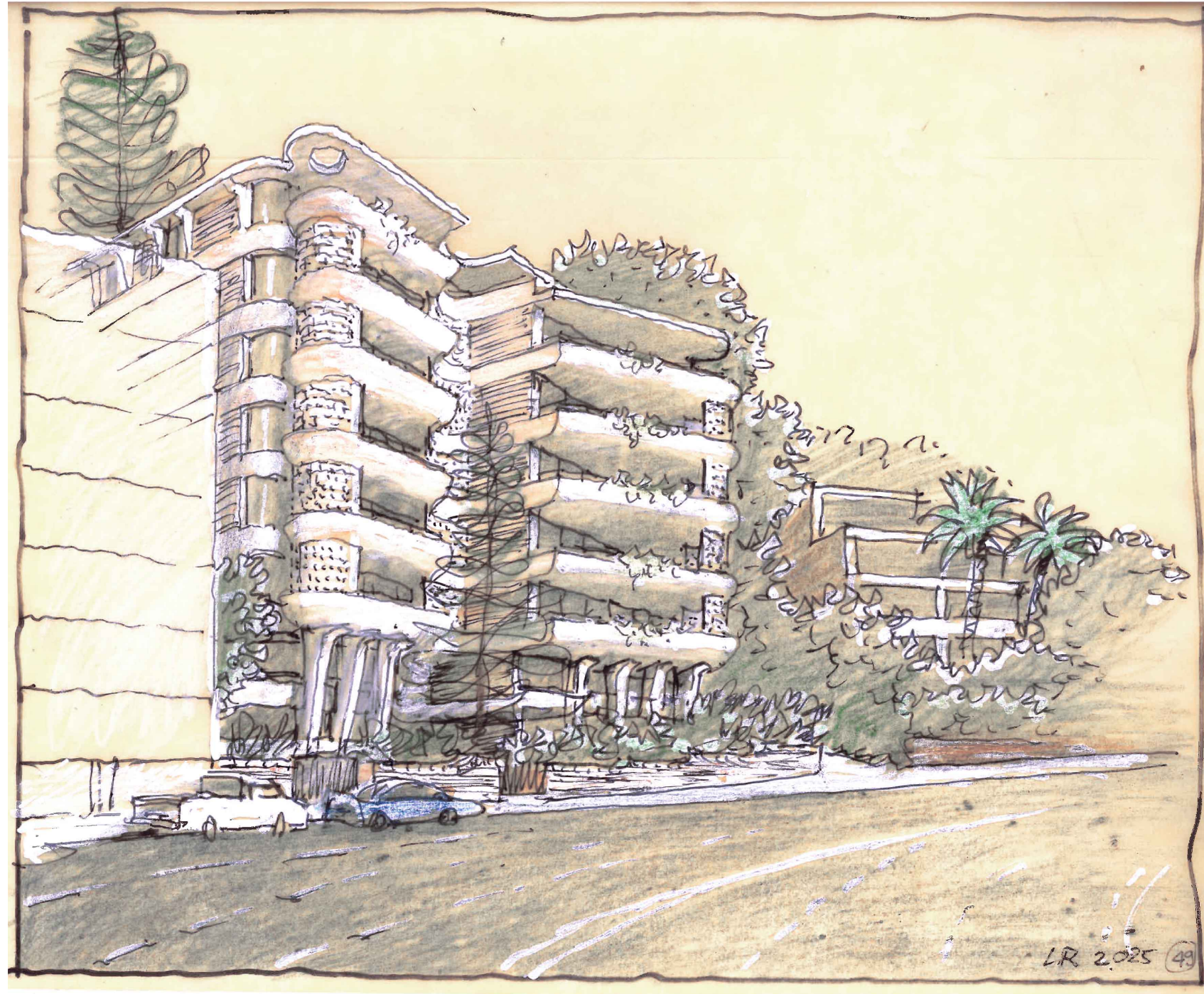


# 351-353 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW - NEW APARTMENT BLOCK

SEPTEMBER 2025



note: image is for illustrative purposes only

## DRAWING LIST

	REV.
DA 00 - cover	-
DA 1.1 Urban context analysis p.1	-
DA 1.2 Urban context analysis p.2	-
DA 1.3 Site analysis	-
DA 2.1 - SITE_roof plan	-
DA 2.2 - PLAN_basement -2	-
DA 2.3 - PLAN_basement -1	-
DA 2.4 - PLAN_ground floor	-
DA 2.5 - PLAN_first floor	-
DA 2.6 - PLAN_typical floor	-
DA 2.7 - PLAN_penthouse floor	-
DA 2.8 - PLAN_attic floor	-
DA 2.9 - ELEVATION_north	-
DA 2.10 - ELEVATION_west	-
DA 2.11 - ELEVATION_south	-
DA 2.12 - ELEVATION_east	-
DA 2.13 - SECTION A	-
DA 2.14 - SECTION B	-
DA 2.15 - SECTION C	-
DA 2.16 - PLAN_demolition	-
DA 3.1 - perspective 1 - birds eye view	-
DA 3.2 - perspective 2 - street view	-
DA 3.3 - perspective 3 - front gate	-
DA 3.4 - perspective 4 - lobby interior	-
DA 3.5 - external finishes	-
DA 3.6 - photomontage 01	-
DA 3.7 - photomontage 02	-
DA 4.1 - SETBACKS_front setback calculation	-
DA 4.2 - SETBACKS_diagram	-
DA 4.3 - CONTROLS_gfa calculations	-
DA 4.4 - CONTROLS_deepsoil calculations	-
DA 4.5 - CONTROLS_28.6m height plane	-
DA 5.1 - CONTROLS_excavation	-
DA 6.1 - shadow diagrams 9am	-
DA 6.2 - shadow diagrams 10am	-
DA 6.3 - shadow diagrams 11am	-
DA 6.4 - shadow diagrams 12pm	-
DA 6.5 - shadow diagrams 1pm	-
DA 6.6 - shadow diagrams 2pm	-
DA 6.7 - shadow diagrams 3pm	-
DA 7.1 - shadow impact analysis p1	-
DA 7.2 - shadow impact analysis p2	-
DA 7.3 - shadow impact analysis p3	-
DA 7.4 - shadow impact analysis p4	-
DA 7.5 - shadow impact analysis p5	-
DA 7.6 - shadow impact analysis p6	-
DA 8.1 - ADG_views from the sun	-
DA 8.2 - ADG_solar + ventilation	-
DA 8.3 - Unit types p1	-
DA 8.4 - Unit types p2	-
DA 8.5 - Unit types p3	-
DA 8.6 - Unit types p4	-
DA 8.7 - Unit types p5	-
DA 8.8 - Adaptable unit	-
DA 10.1 - View impact analysis p1	-
DA 10.2 - View impact analysis p2	-
DA 11.1 - driveway section	-

## SITE DETAILS

address :	351-353 New South Head Road, Double Bay NSW
site Area :	1233 m <sup>2</sup>
GFA total :	3526 m <sup>2</sup>
GFA affordable:	529 m <sup>2</sup>
FSR :	2.86:1

## FINISHES & NOTATIONS LEGEND

a/c	- air conditioning + ducted heating equipment
AHD	- Australian Height Datum
BDY	- boundary
br	- face brick
cr	- cement render
dp	- downpipe
scr	- special cement render
(e)	- existing
EGL	- existing ground level to AHD
FFL	- finished floor level to AHD
fip	- fire indicator panel
fw	- floor waste drain
gl	- glazing
hwu	- hot water unit
mr	- metal roof sheeting
nts	- not to scale
p	- paint finish
RL	- relative level to AHD
rwh	- rain water head
rwt	- rainwater tank
sk	- skylight
st	- stone block facing
tmb	- timber
typ	- typical

## LEGEND

	new tree		setbacks controls
	existing tree		boundary line
	removed tree		

## BASIX

Certificate number: 1812788M  
Note: refer to BASIX certificate for BASIX commitments

issue	date	description
-	16.09.25	da_issue

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**ABN** 37 143 365 066

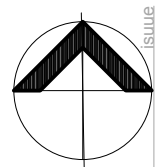
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351 - 353 new south head road, double bay nsw 2028

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2508 / 2510

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date 16.9.25  
description da\_issue

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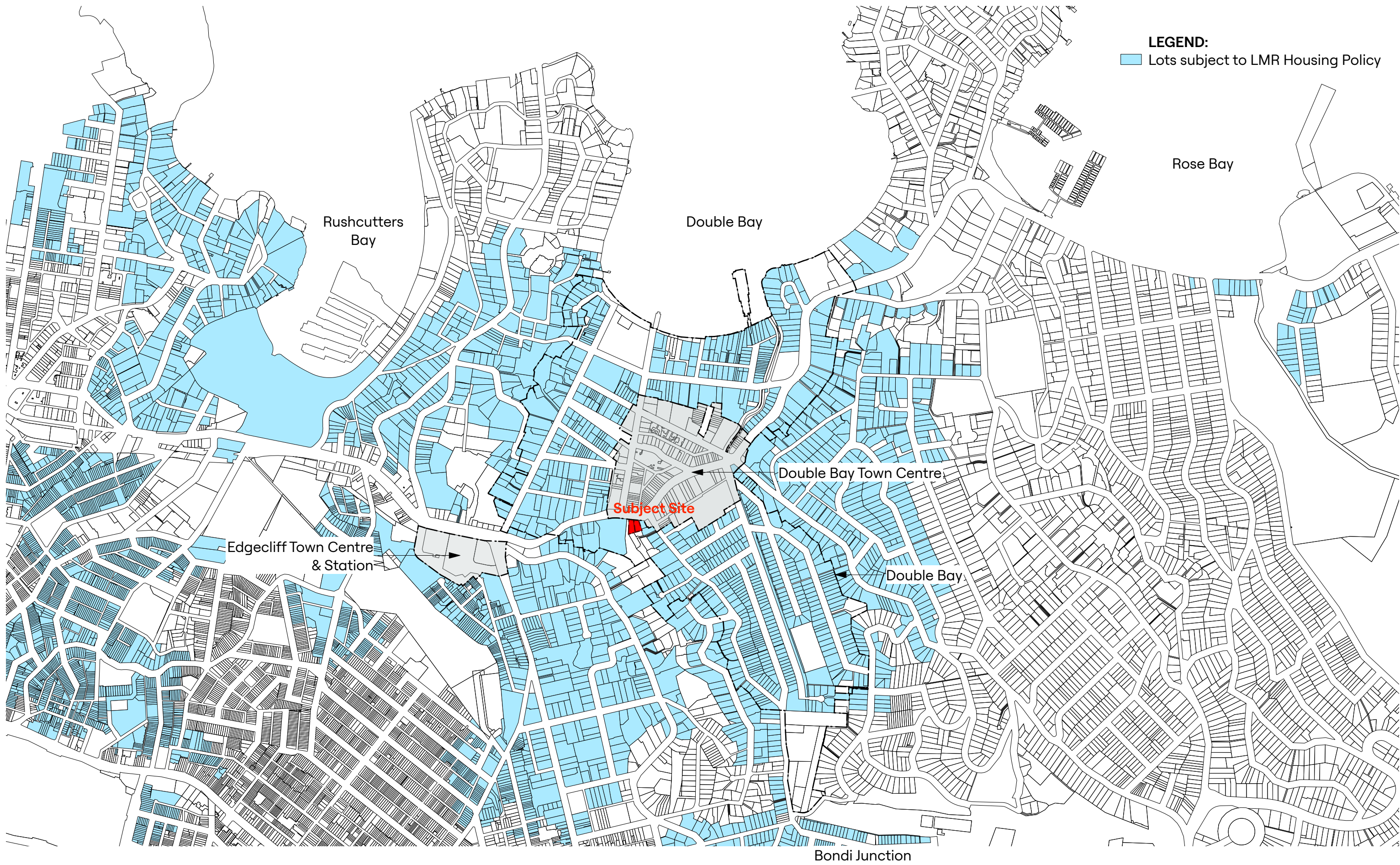
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351-353 New South Head Rd  
Double Bay NSW 2028

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2508/ 2510

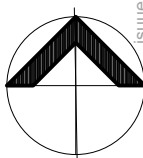
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**LEGEND:**  
■ Lots subject to LMR Housing Policy


  
 date 16.9.25  
 description da\_issue

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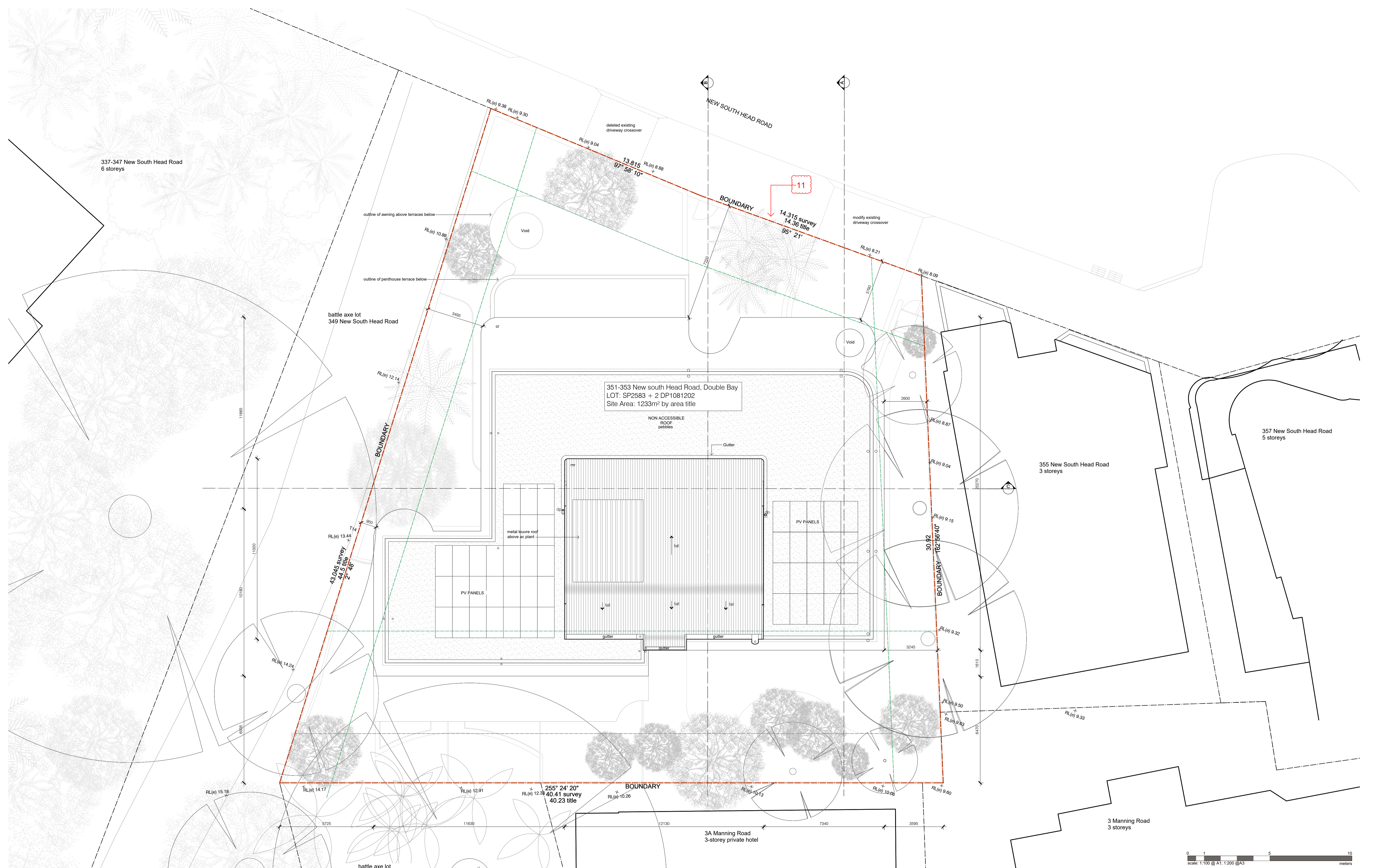
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 351-353 New South Head Rd  
 Double Bay NSW 2028

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 2508/ 2510

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351-353 New south Head Road, Double Bay  
 LOT: SP2583 + 2 DP1081202  
 Site Area: 1233m<sup>2</sup> by area title

337-347 New South Head Road  
 6 storeys

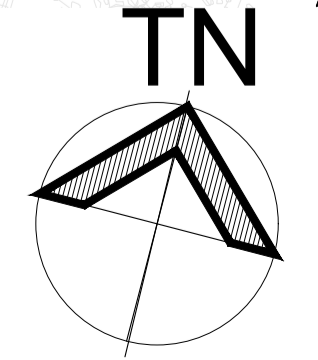
357 New South Head Road  
 5 storeys

355 New South Head Road  
 3 storeys

3A Manning Road  
 3-storey private hotel

3 Manning Road  
 3 storeys

battle axe lot  
 5 Manning Road



issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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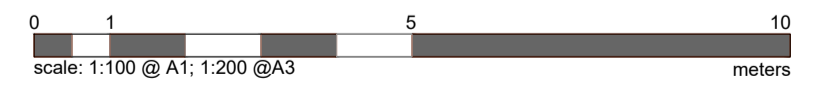
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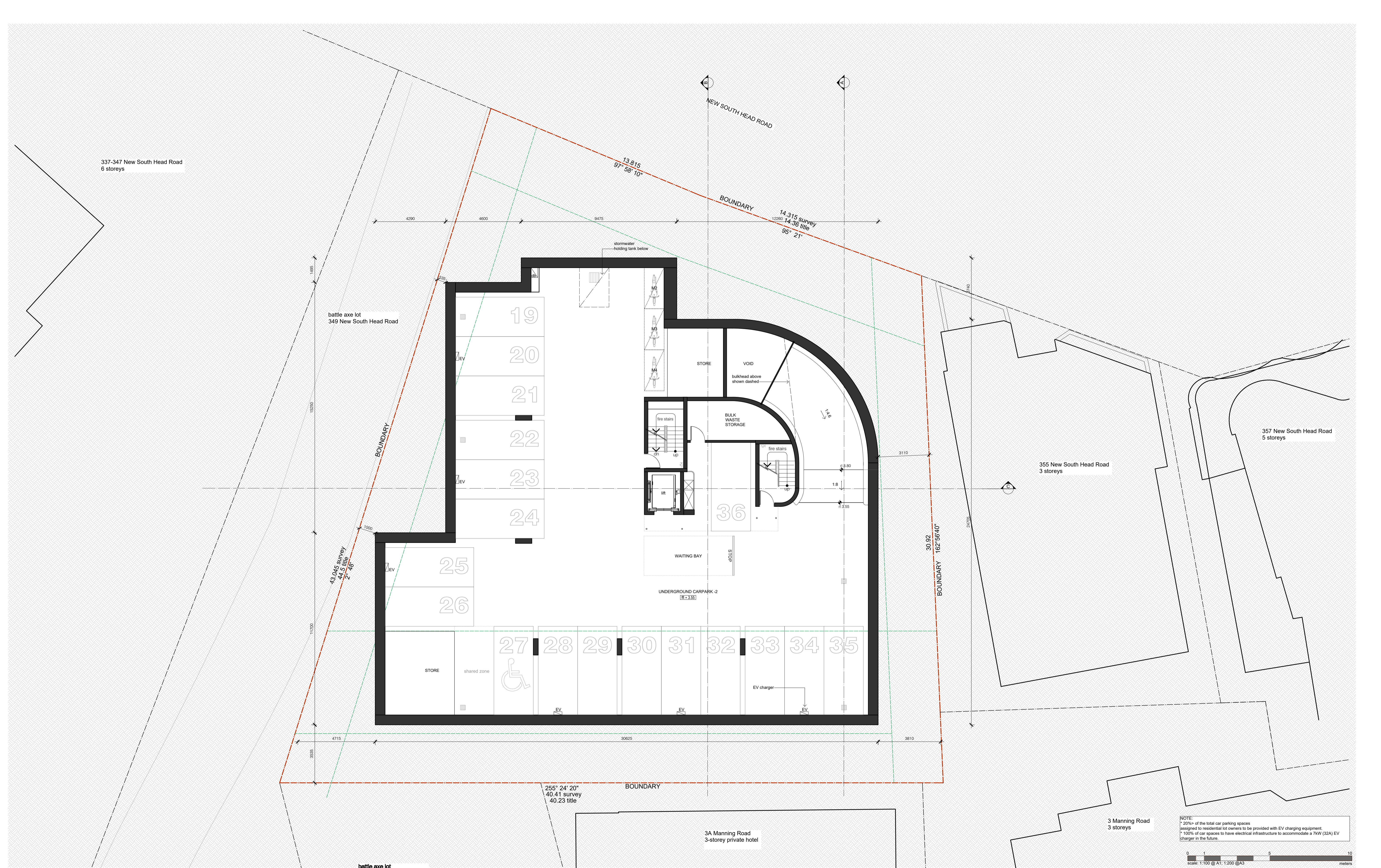
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 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

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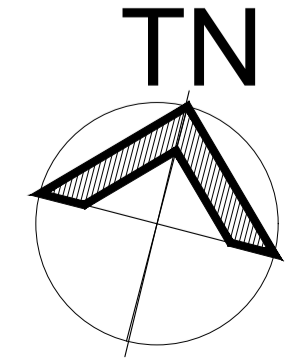
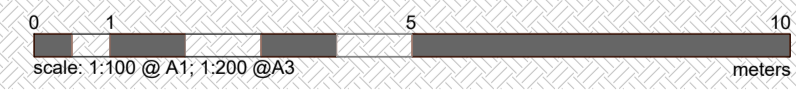


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NOTE:  
 \* 20%+ of the total car parking spaces assigned to residential lot owners to be provided with EV charging equipment.  
 \* 100% of car spaces to have electrical infrastructure to accommodate a 7kW (32A) EV charger in the future.



issue	date	description
-	16.09.25	da_issue

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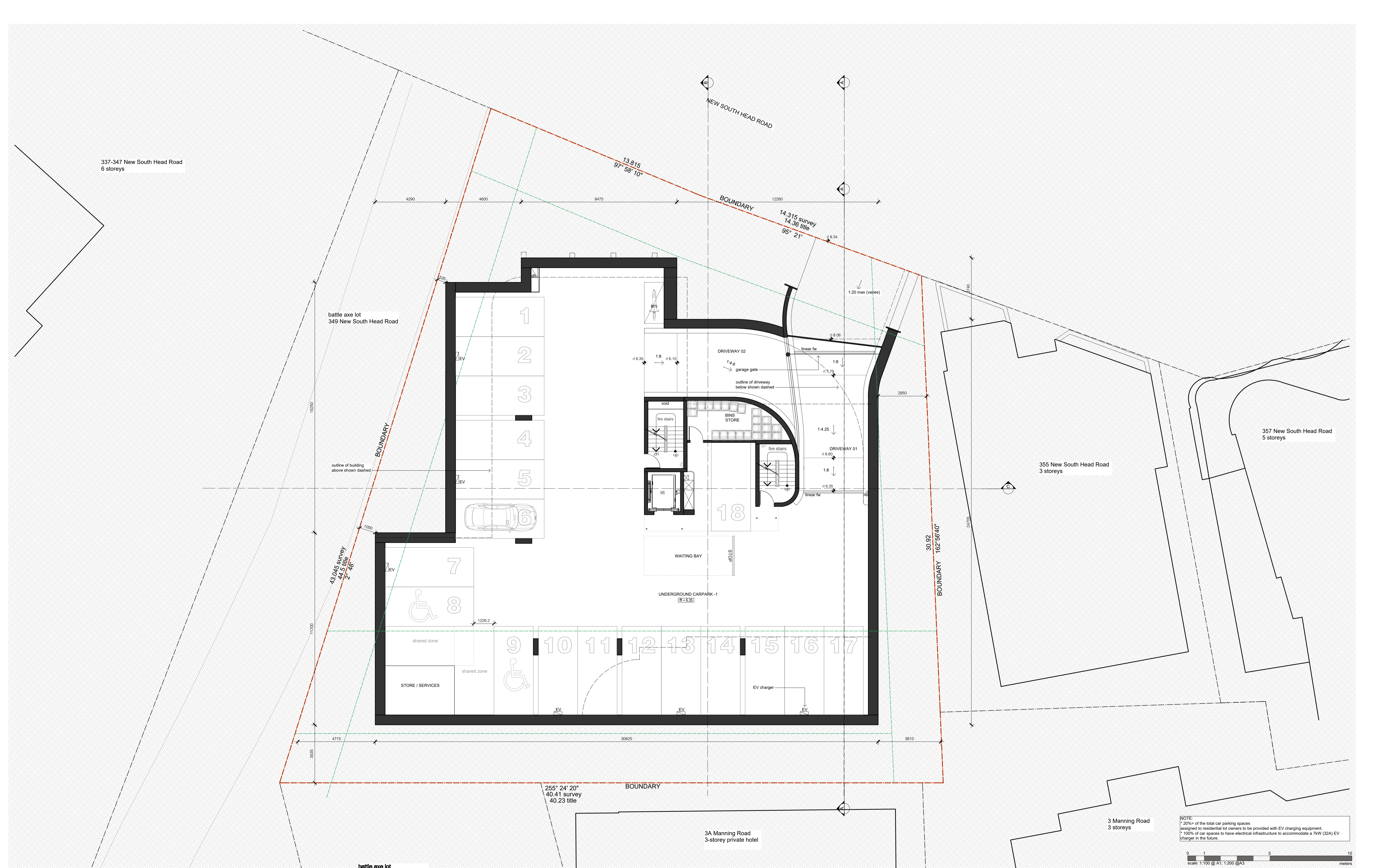
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drawing no. **plan\_basement -2**  
 project  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

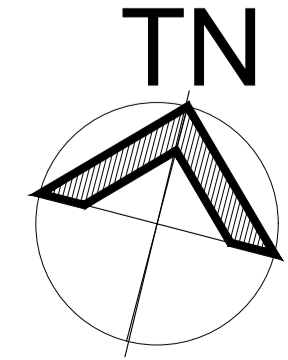
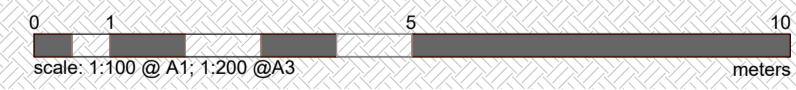
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NOTE:  
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issue	date	description
-	16.09.25	da_issue

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drawing no. **plan\_basement -1**  
 project  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

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 2508 / 2510



- List of amendments:**
1. Communal open space added at the north-west + clarification that the non-trafficable garden is communal.
  2. Unit 4 terrace reduced in size to allow for additional communal open space.
  3. Plant + MSB room + bicycle parking + open breezeway layout amended to open breezeway to eastern side.
  4. Open entry gate clarification.
  5. Amended internal layout for unit 1 + unit 2 to achieve a open living depth of 8m from window.
  6. Amended unit 6 layout to achieve 4m width on living room
  7. updated deepsoil calculations
  8. Clarification of balustrade of communal open space being 1m height
  9. New sheet DA11.2 - detail - open breezeway
  10. Elevation/section planters errata amendment with no changes on plan
  11. Landscape amendments: refer to landscape plans
  12. Revised photomontages
  13. Additional shadow impact analysis
  14. Additional information- urban context analysis
  15. Clarification on GFA calculation



issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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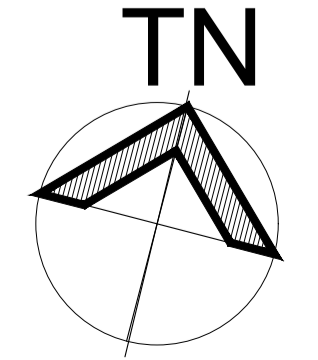
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plan\_ground floor  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

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issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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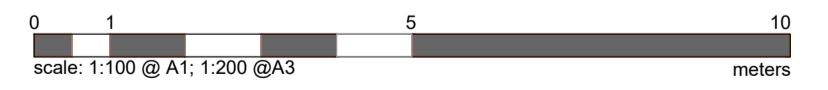
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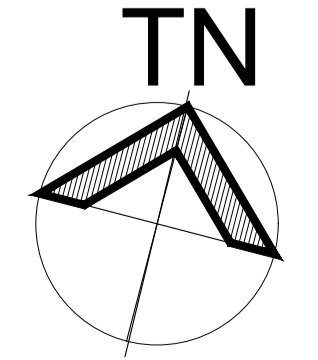
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351 - 353 new south head road, double bay nsw 2028

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**2508 / 2510**



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-	16.09.25	da_issue

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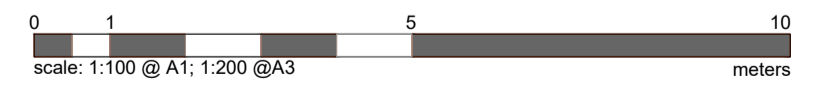
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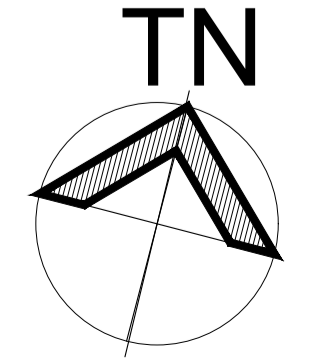
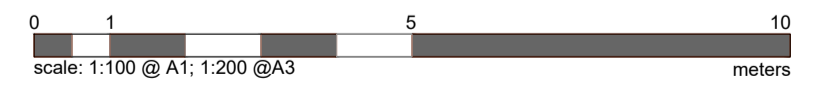
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351 - 353 new south head road, double bay nsw 2028

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issue	date	description
da_issue	16.09.25	

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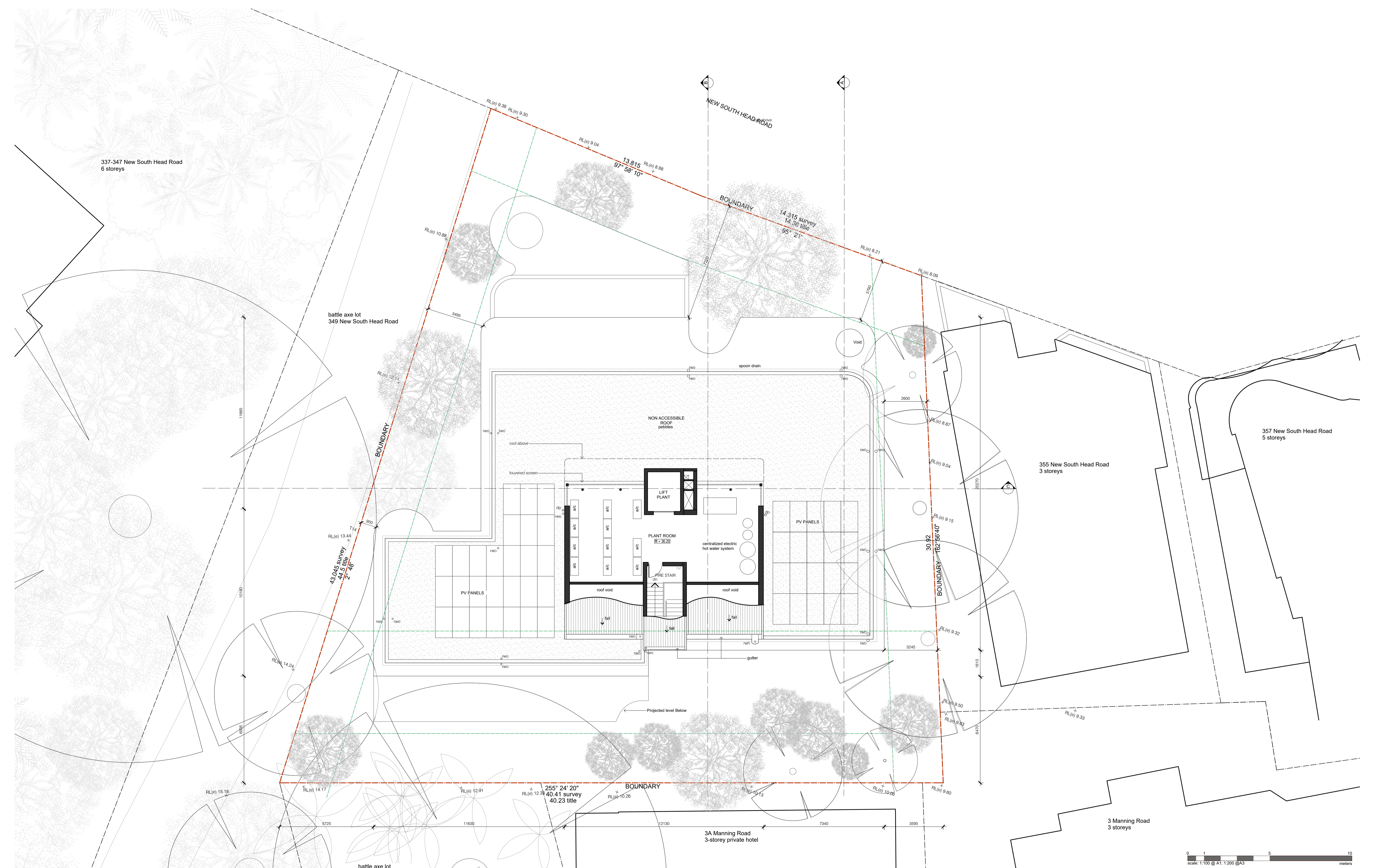
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E info@adventproperty.com.au  
ABN 37 143 365 066

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351 - 353 new south head road, double bay nsw 2028

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job no. **2508 / 2510**

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337-347 New South Head Road  
6 storeys

battle axe lot  
349 New South Head Road

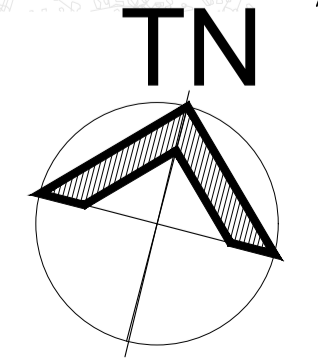
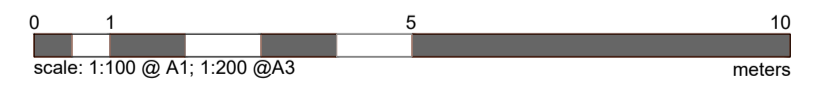
357 New South Head Road  
5 storeys

355 New South Head Road  
3 storeys

3 Manning Road  
3 storeys

3A Manning Road  
3-storey private hotel

battle axe lot  
5 Manning Road



issue	date	description
-	16.09.25	da_issue

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project drawing  
**plan\_plant level**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no. drawing.no. DA2.8 issue -  
scale 1:100@a1; 1:200@a3  
plotdate 9/16/2025 5:37 PM  
cadfile da2.8 plan\_plant level.dwg  
**2508 / 2510**

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issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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project drawing  
**elevation\_north**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job no. drawing no. issue  
**DA2.9** issue **A**  
scale 1:100@a1; 1:200@a3  
plotdate 4/13/2026 5:28 PM  
cadfile da2.9 elevation\_north.dwg  
**2508 / 2510**



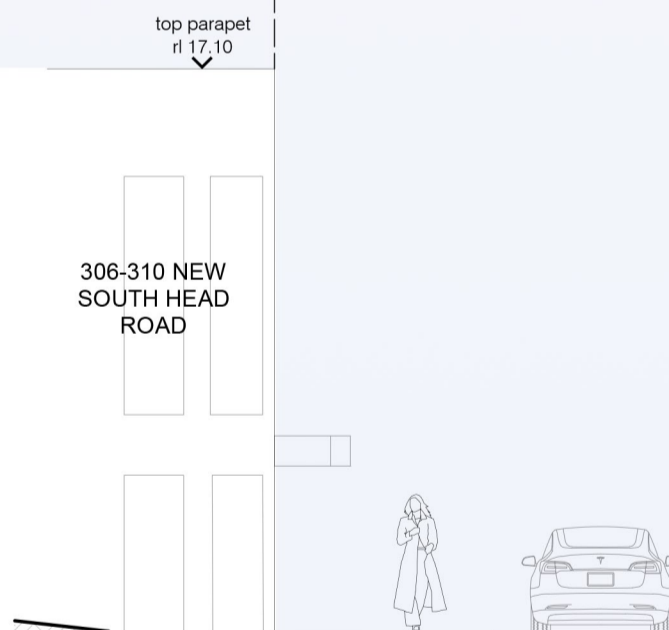
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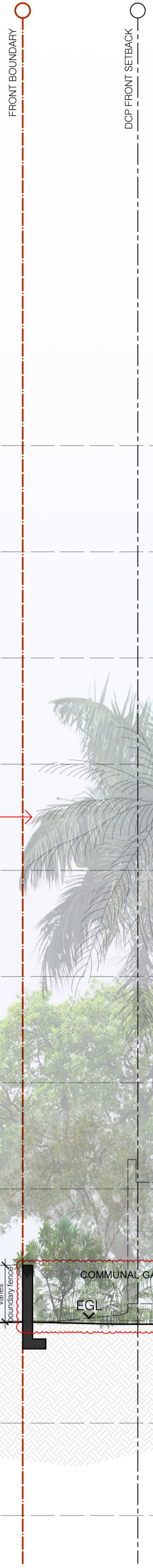


LMR + affordable housing 28.6m potential uplift  
 LMR housing potential 22m height envelope

PLANT	FFL 35.99	3200
LEVEL 7	FFL 32.77	3200
LEVEL 6	FFL 29.55	3200
LEVEL 5	FFL 26.33	3200
LEVEL 4	FFL 23.11	3200
LEVEL 3	FFL 19.89	3200
LEVEL 2	FFL 16.67	3200
LEVEL 1	FFL 13.45	4000
LEVEL 0 - GROUND	FFL 9.45	3100
LEVEL -1 - BASEMENT	FFL 6.35	2800
LEVEL -2 - BASEMENT	FFL 3.55	



NEW SOUTH HEAD ROAD



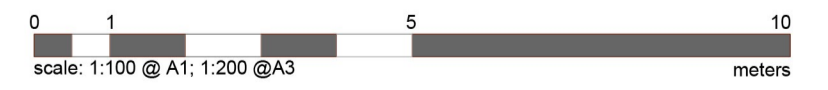
11

8  
1m height metal balustrade



1

11. Landscape amendments: refer to landscape plans



issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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project drawing **elevation\_west**  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

job no. drawing no. **DA2.10** issue **A**  
 scale 1:100@a1; 1:200@a3  
 plotdate 4/13/2026 5:28 PM  
 cadfile da2.10 elevation\_west.dwg  
 2508 / 2510

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issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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project drawing  
**elevation\_south**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job no. drawing no.  
**DA2.11** issue **A**  
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plotdate 4/13/2026 5:28 PM  
cadfile da2.11\_elevation\_south.dwg  
**2508 / 2510**

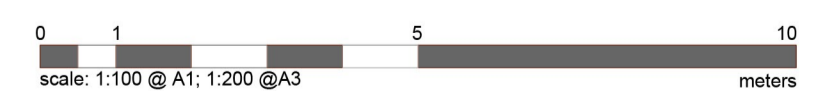


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11. Landscape amendments: refer to landscape plans



issue	date	description
-	16.09.25	da_issue
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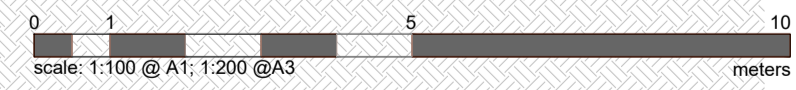
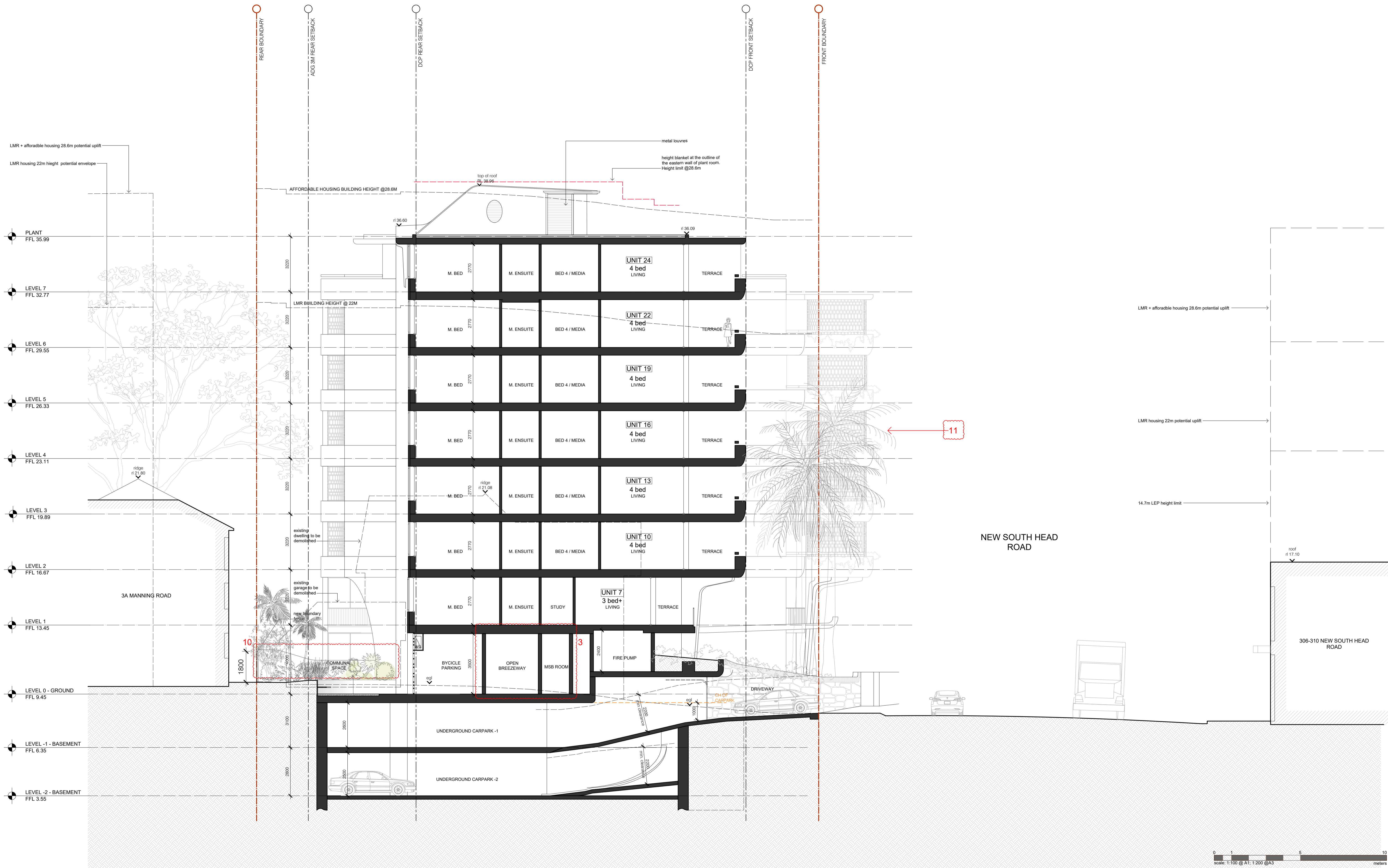
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 ABN 37 143 365 066

elevation\_east  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

DA2.12 issue A  
 scale 1:100@a1; 1:200@a3  
 plotdate 4/13/2026 5:28 PM  
 cadfile da2.12 elevation\_east.dwg  
 job no. 2508 / 2510

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-	16.09.25	da_issue
A	13.04.26	general_amendments

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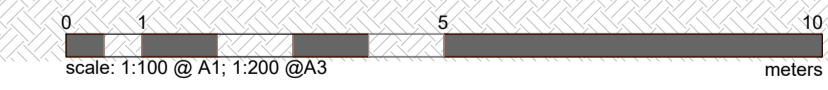
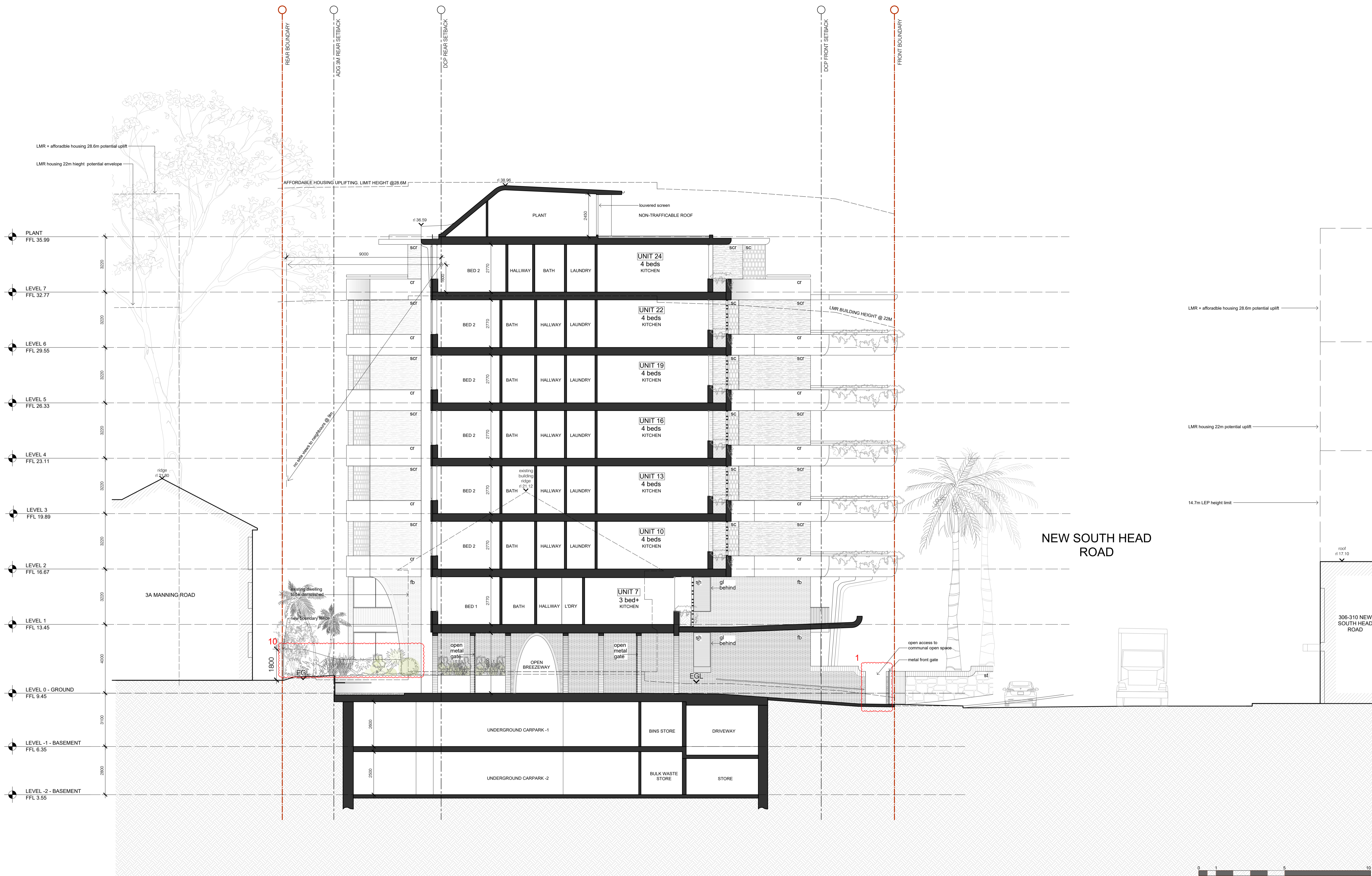
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 ABN 37 143 365 066

section\_a  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

job.no. DA2.13 issue A  
 scale ----  
 plotdate 4/15/2026 1:57 PM  
 cadfile da2.13 section\_a.dwg  
 2508 / 2510

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issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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section\_b  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

DA2.14 issue A  
 scale 1:100@a1; 1:200@a3  
 plotdate 4/15/2026 1:57 PM  
 cadfile da2.14 section\_b.dwg  
 2508 / 2510



issue	date	description
-	16.09.25	da_issue
A	13.04.26	general_amendments

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**NOM REG NO.** 4895

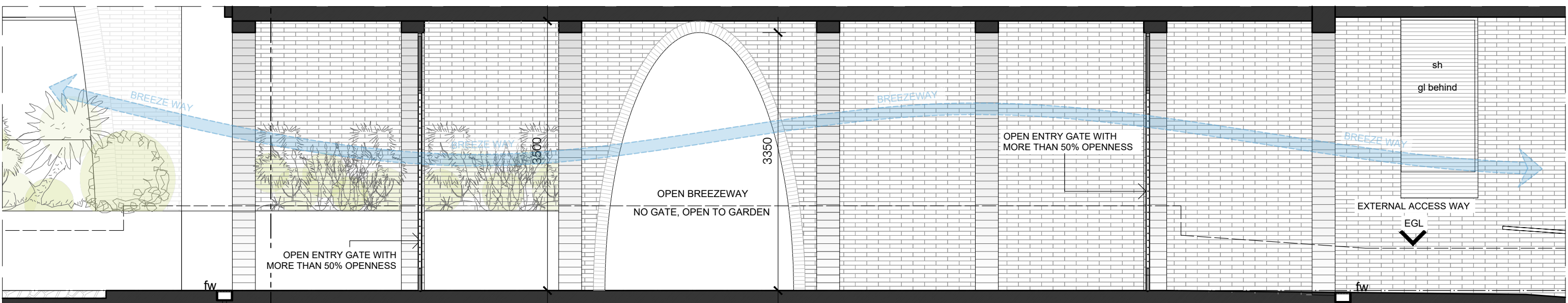
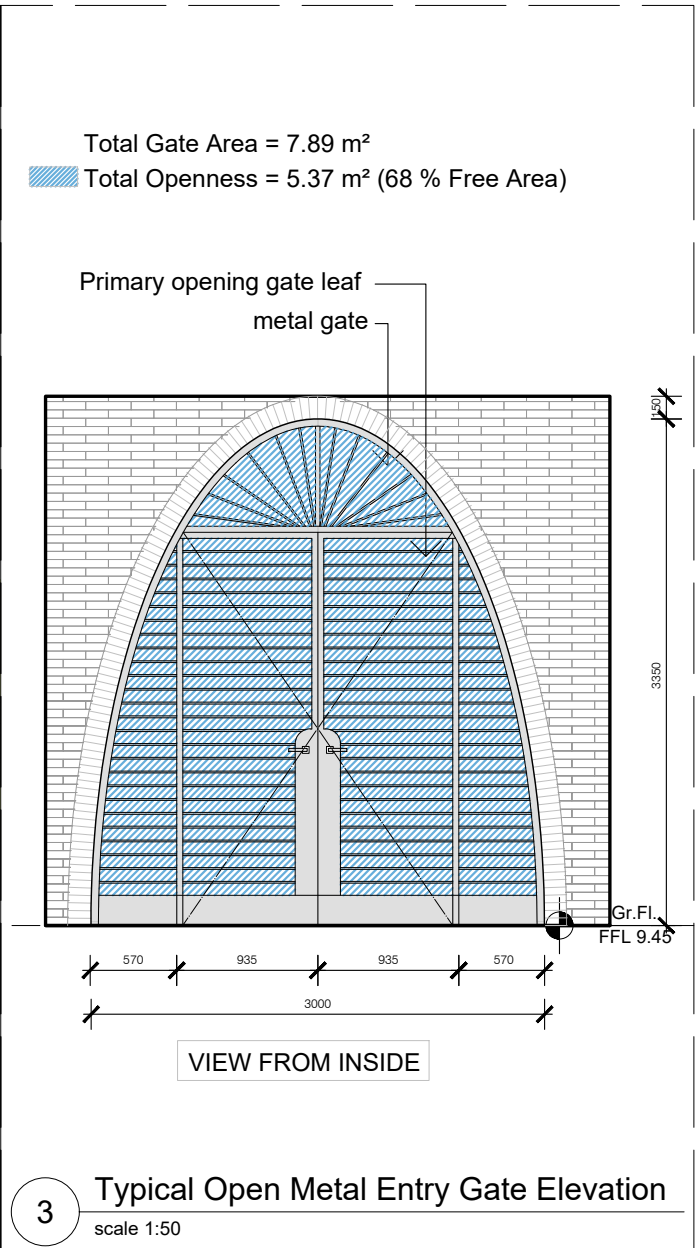
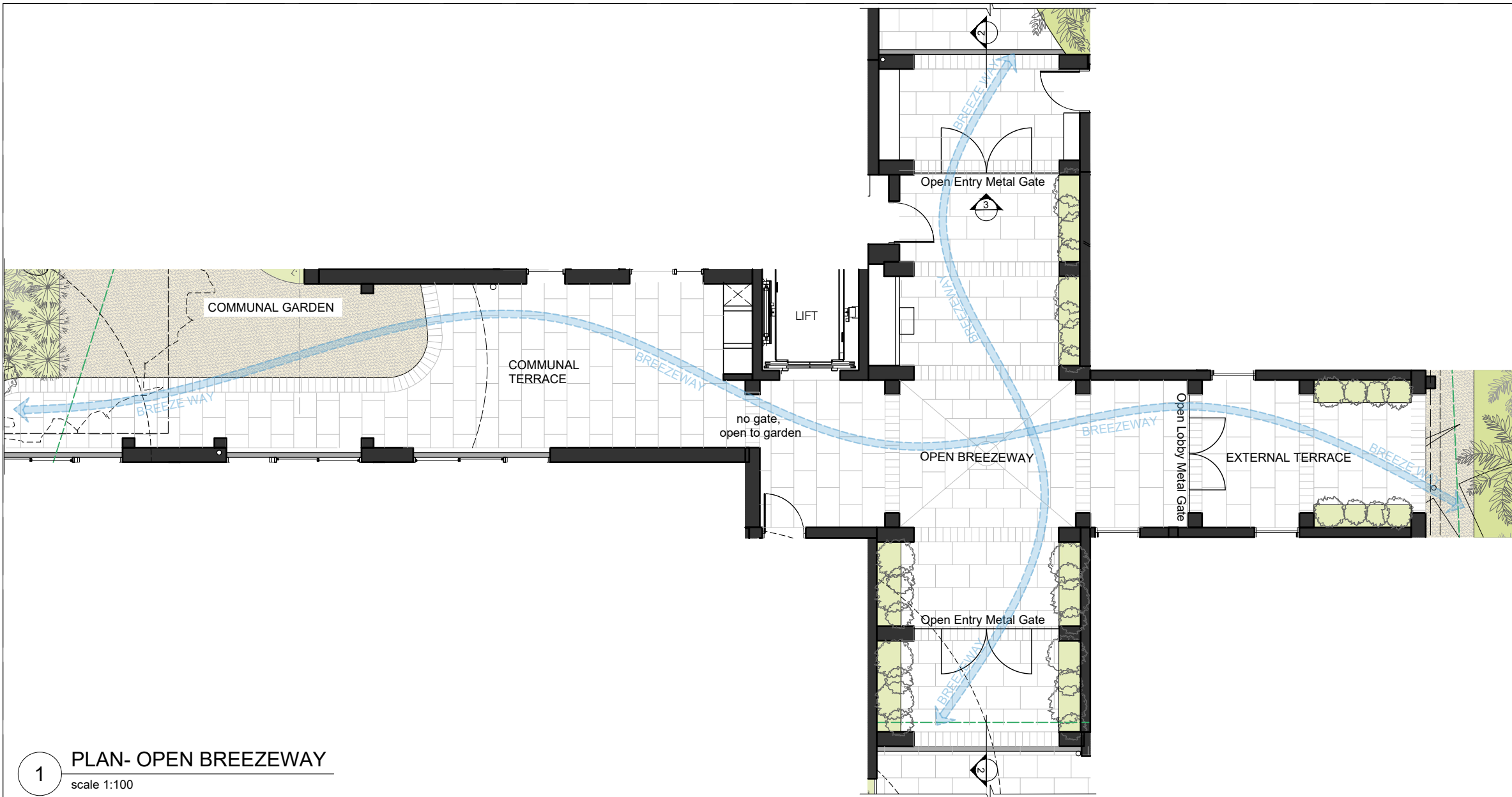
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project drawing  
**section\_c**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no. drawing.no. DA2.15 issue A  
scale 1:100@A1; 1:200@A3  
plotdate 4/15/2026 1:57 PM  
cadfile da.2.15 section\_c.dwg  
**2508 / 2510**

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9. New sheet DA11.2 - detail - open breezeway

ISSUE	date	description
-	13.04.26	general_amendments

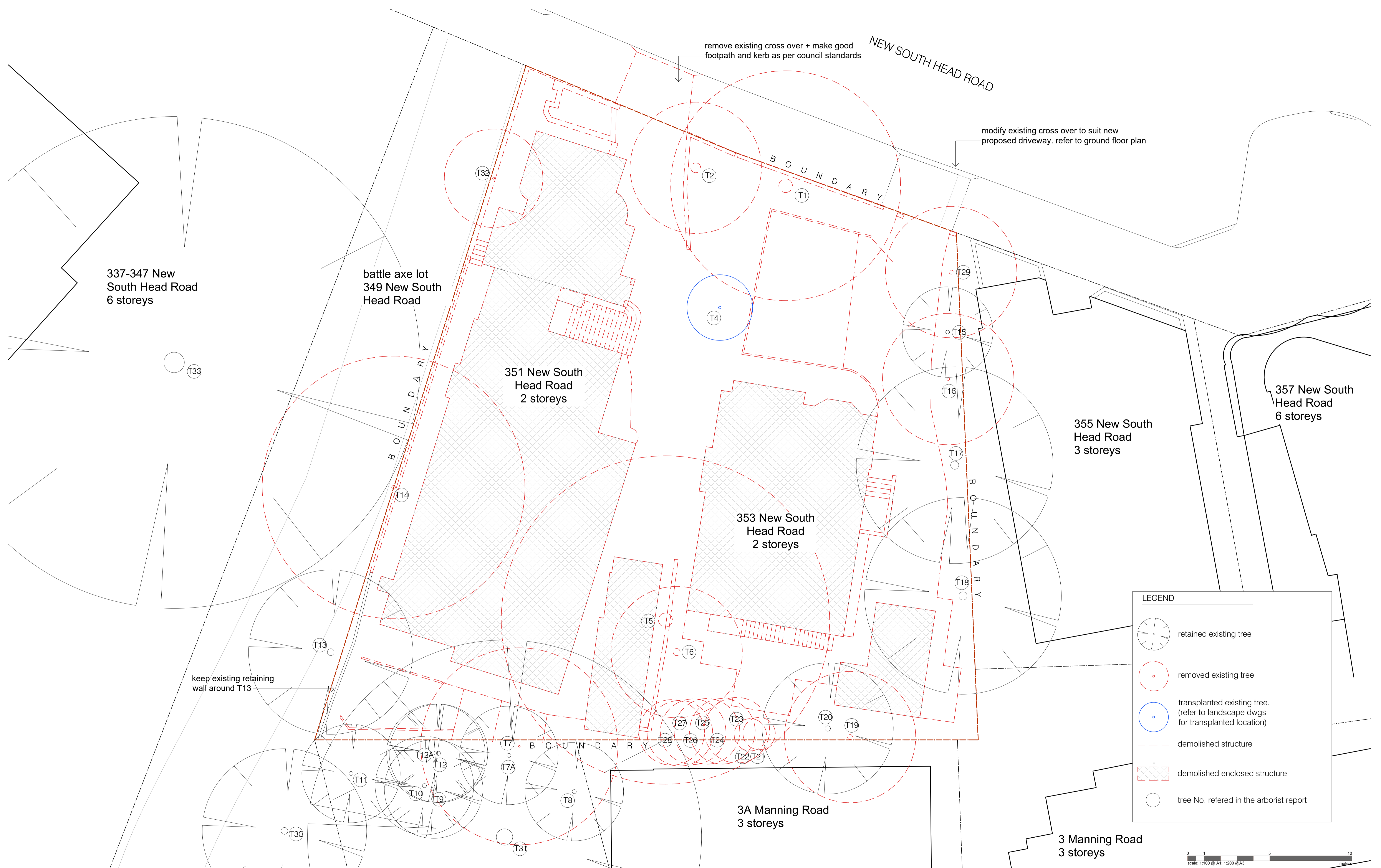
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project drawing detail - open breezeway  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no. drawing.no. DA11.2 issue -  
scale ----  
plotdate 4/15/2026 3:27 PM  
cadfile da11.2 detail - open breezeway.dwg  
2508 / 2510





337-347 New South Head Road  
6 storeys

battle axe lot  
349 New South Head Road

351 New South Head Road  
2 storeys

353 New South Head Road  
2 storeys

355 New South Head Road  
3 storeys

357 New South Head Road  
6 storeys

3A Manning Road  
3 storeys

3 Manning Road  
3 storeys

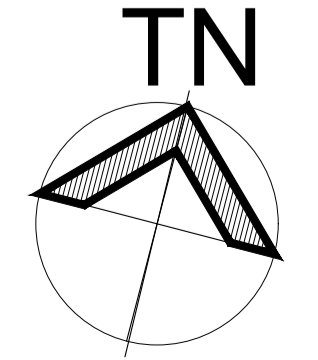
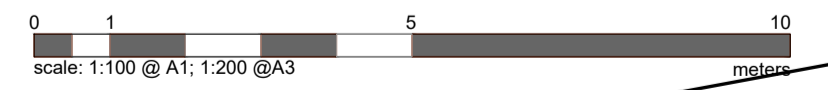
remove existing cross over + make good footpath and kerb as per council standards

modify existing cross over to suit new proposed driveway. refer to ground floor plan

keep existing retaining wall around T13

**LEGEND**

- retained existing tree
- removed existing tree
- transplanted existing tree. (refer to landscape dwgs for transplanted location)
- demolished structure
- demolished enclosed structure
- tree No. referred in the arborist report



issue	date	description
-	16.09.25	da_issue

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project drawing  
**plan\_demolition**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

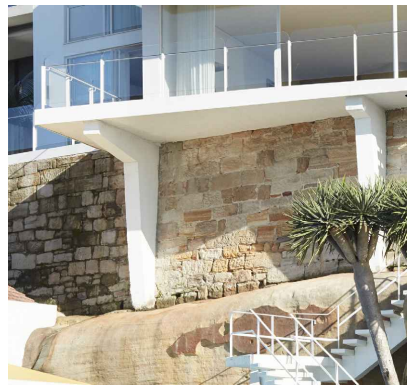
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cadfile da2.16  
plan\_demolition.dwg  
2508 / 2510



scratched render (scr)



balconies and bands with painted render finish (cr)



rendered columns (cr)



face brickwork (fb)



rendered entry awning



metal roofing (mr)



pebble roof



aluminium frame windows (gl)



custom screens (sc)



metal balustrade



stone front fence (st)  
garage gate



metal entry gate

## schedule of external finishes

issue	date	description
-	16.09.25	da_issue

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external finishes  
new apartment block  
351 - 353 new south head  
road, double bay nsw 2028

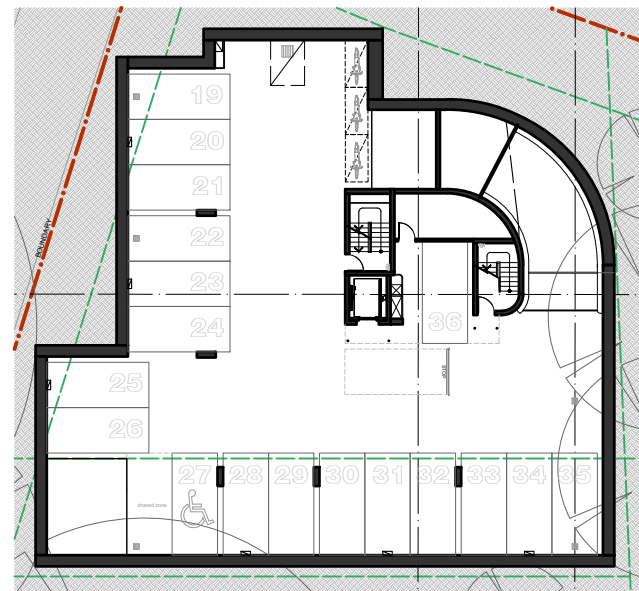
DA3.5 issue -  
scale ---  
plotdate 9/16/2025 5:52 PM  
cadfile da3.5 external  
finishes.dwg  
2508 / 2510

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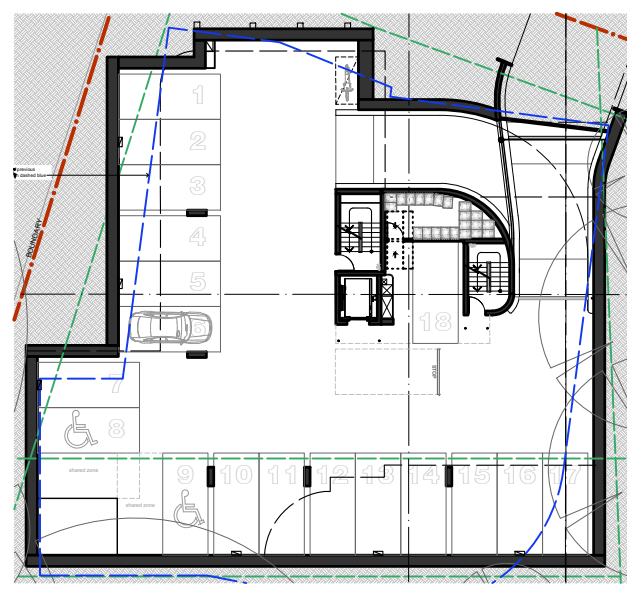


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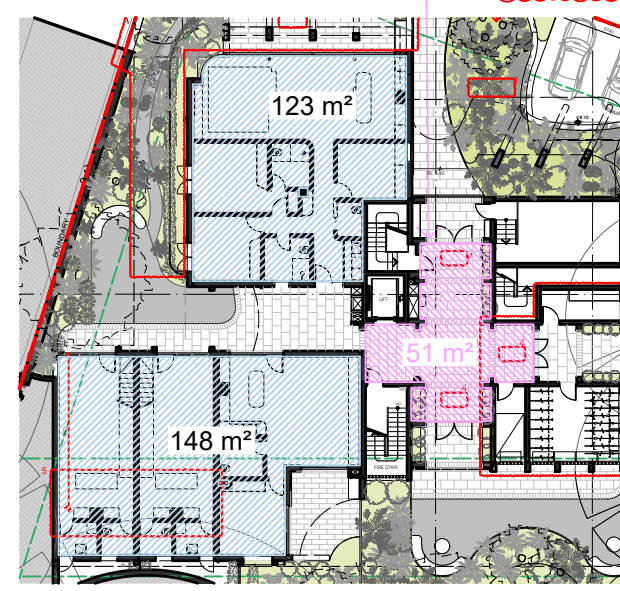
# GFA CALCULATION DIAGRAMS



BASEMENT -2 = 0m<sup>2</sup>

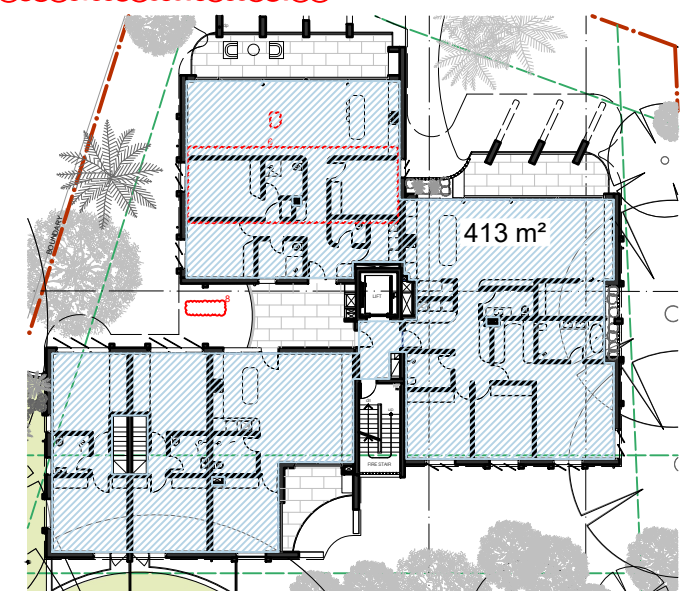


BASEMENT -1 = 0m<sup>2</sup>



GROUND FLOOR = 271 m<sup>2</sup>

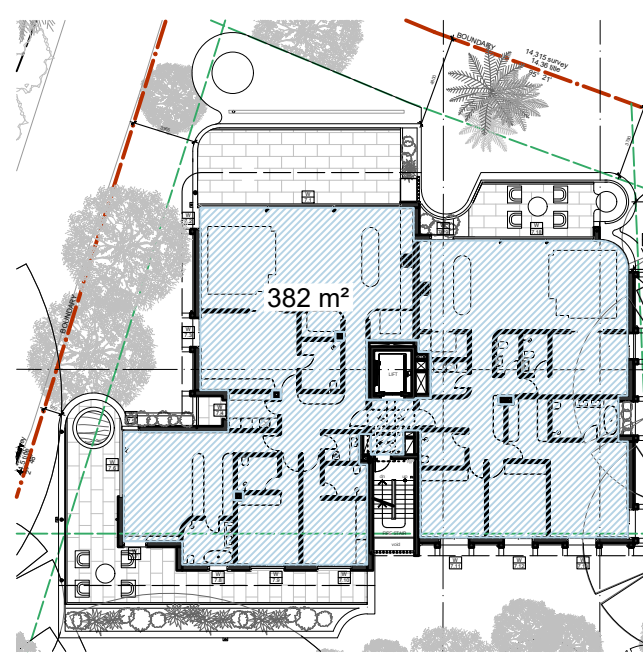
AREA EXCLUDED FROM GFA CALCULATION AS IT IS A OPEN BREEZEWAY 15



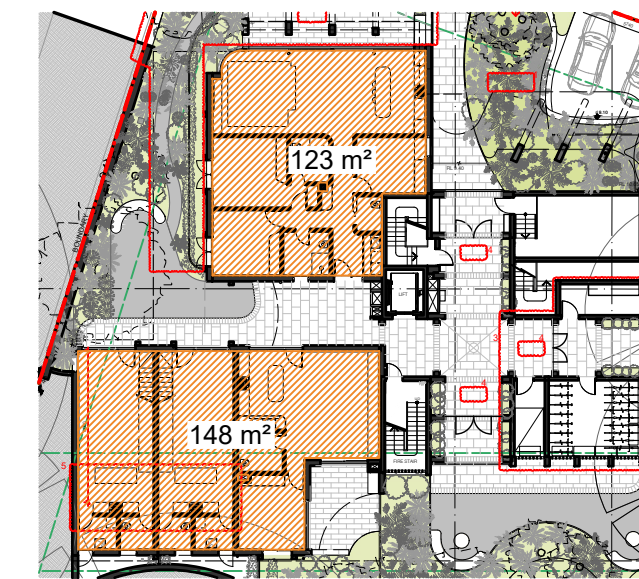
LEVEL 1 = 413 m<sup>2</sup>



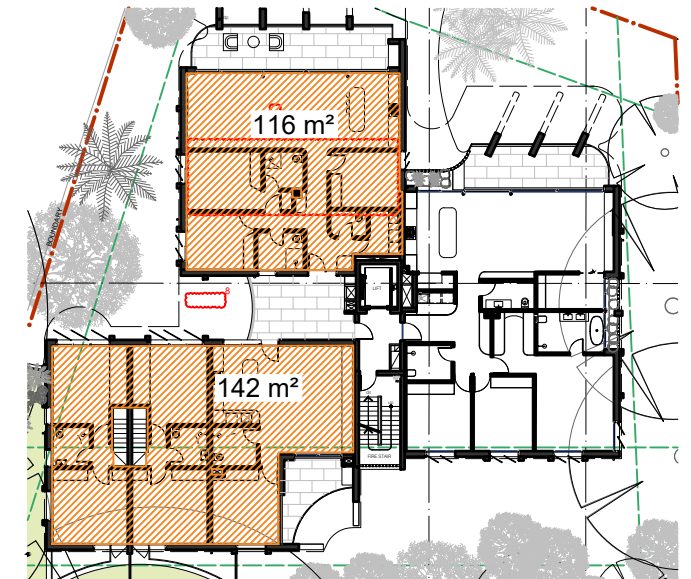
TYP. LEVEL = 492 m<sup>2</sup> X5 = 2460m<sup>2</sup>



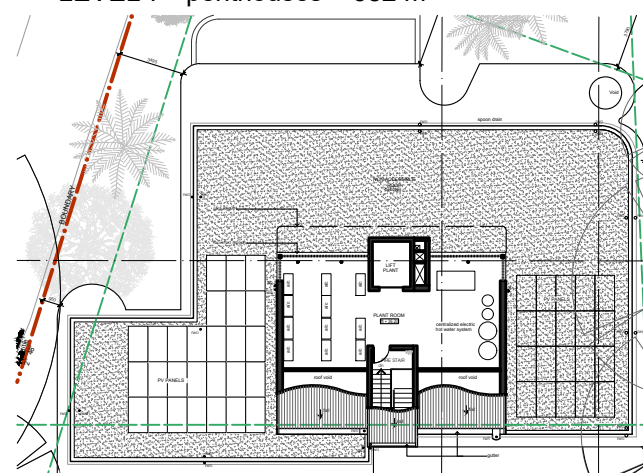
LEVEL 7 - penthouses = 382 m<sup>2</sup>



GROUND FLOOR = 271 m<sup>2</sup>



LEVEL 1 = 258 m<sup>2</sup>



LEVEL 8 - plant = 0 m<sup>2</sup>

TOTAL GFA (INC. AFFORDABLE)

AFFORDABLE HOUSING GFA

AREA EXCLUDED FROM GFA CALCULATION AS IT IS A OPEN BREEZEWAY 15

## GFA DEFINITION AS PER WOOLLAHRA LEP

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
  - (b) habitable rooms in a basement or an attic, and
  - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and car parking to meet any requirements of the consent authority (including access to that car parking), and
- (g) any space used for the loading or unloading of goods (including access to it), and
- (h) terraces and balconies with outer walls less than 1.4 metres high, and
- (i) voids above a floor at the level of a storey or storey above.

SITE = 1233m<sup>2</sup>

TOTAL GFA = 3526m<sup>2</sup>

TOTAL FSR = 2.86:1

AFFORDABLE GFA = 529m<sup>2</sup>

issue	date	description
-	16.09.25	da_issue
A	13.04.26	amendments

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controls\_gfa  
calculations  
new apartment block  
351 - 353 new south head  
road, double bay nsw 2028

DA4.3 issue A  
scale ---  
plotdate 4/15/2026 1:53 PM  
cadfile da4.3 controls\_gfa  
calculations.dwg  
2508 / 2510

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LUIGI ROSSELLI



# DEEP SOIL CALCULATION AS PER ADG



**TOTAL DEEPSOIL = 307 m<sup>2</sup>**

## Objective 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

## Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m <sup>2</sup>	-	7%
650m <sup>2</sup> - 1,500m <sup>2</sup>	3m	
greater than 1,500m <sup>2</sup>	6m	
greater than 1,500m <sup>2</sup> with significant existing tree cover	6m	

## Design guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650m<sup>2</sup> - 1,500m<sup>2</sup>
- 15% of the site as deep soil on sites greater than 1,500m<sup>2</sup>

## ADG DEEP SOIL AREA CALCULATION

Site Area: 1233 m<sup>2</sup>

ADG control	10% (123.3m <sup>2</sup> )
proposed	25% (307m <sup>2</sup> )
compliance	complies

# DEEP SOIL CALCULATION AS PER WOOLLAHRA DCP



**TOTAL DEEPSOIL = 356m<sup>2</sup>**



Existing deep soil area = 247 m<sup>2</sup>  
Scale 1:1000

## DCP DEEP SOIL AREA CALCULATION

Site Area: 1233 m<sup>2</sup>

DCP control	35% (431.5m <sup>2</sup> )
existing	20% (247m <sup>2</sup> )
proposed	29% (356m <sup>2</sup> )
compliance	existing non compliance

\*deep soil increase of 109m<sup>2</sup> from existing

Landscape area with structure below = 11% (140m<sup>2</sup>)

Total combined deep soil + landscape area (with structure below) = 40% (496m<sup>2</sup>)

## DCP DEEP SOIL SETBACK CALCULATION

Front setback area: 114 m<sup>2</sup>

DCP control	40% (of front setback area)
proposed front setback	49% (56m <sup>2</sup> )

## LMR TREE CANOPY GUIDE

Site Area: 1233 m<sup>2</sup> (within 650-1,500m<sup>2</sup>)

control	10% (123m <sup>2</sup> )
proposed	29% (356m <sup>2</sup> )

## LEGEND

- deep soil landscape area
- front setback deep soil landscape area
- landscape area (with structure below)

## List of amendments:

7. updated deepsoil calculations

issue	date	description
-	16.09.25	da_issue
A	13.04.26	amendments

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ABN 37 143 365 066

controls\_deepsoil  
calculations  
new apartment block  
351 - 353 new south head  
road, double bay nsw 2028

DA4.4 issue A  
scale ---  
plotdate 4/13/2026 5:32 PM  
cadfile da4.4\_controls\_deepsoil  
calculations.dwg  
2508 / 2510

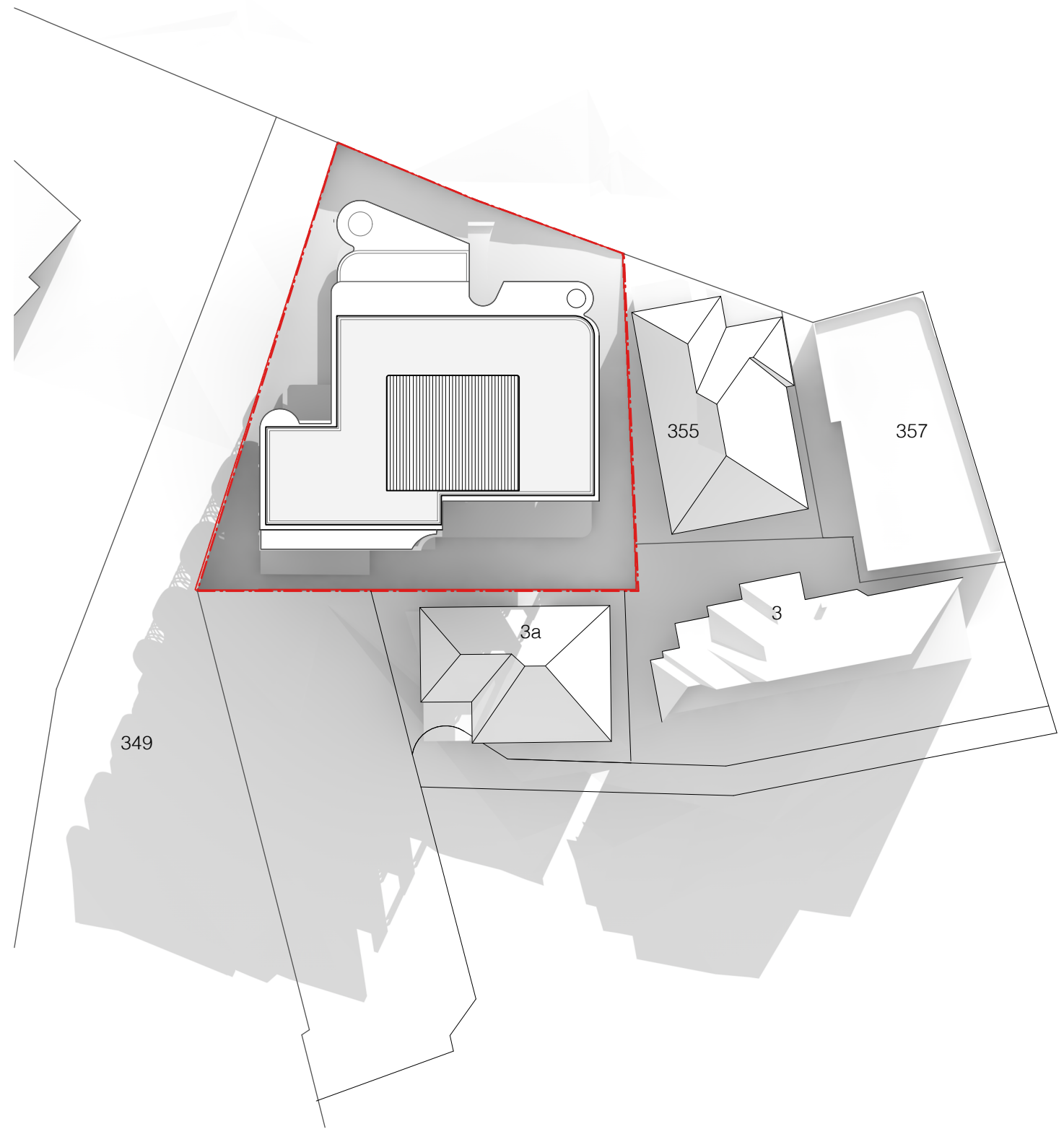
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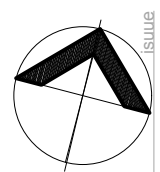
LUIGI ROSSELLI



**1** 21 June - 9am (existing)  
Scale: 1:500



**2** 21 June - 9am  
Scale: 1:500



date	description
16.9.25	da_issue

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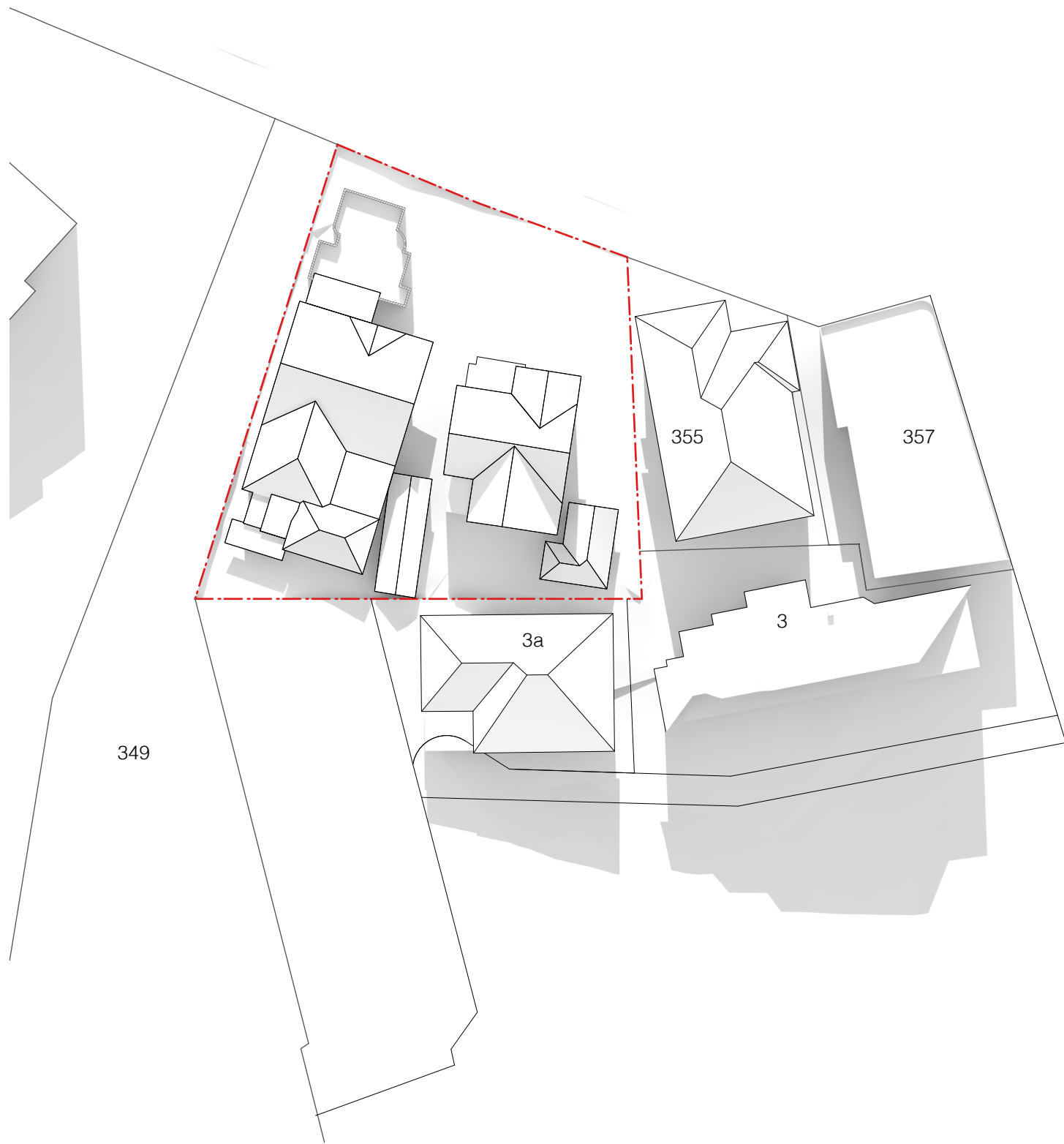
**project** **drawing** Shadow Diagram 9am  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.** **2508/ 2510**  
**drawing.no.** **DA6.1** issue -  
scale 1:500  
plotdate 16/9/2025

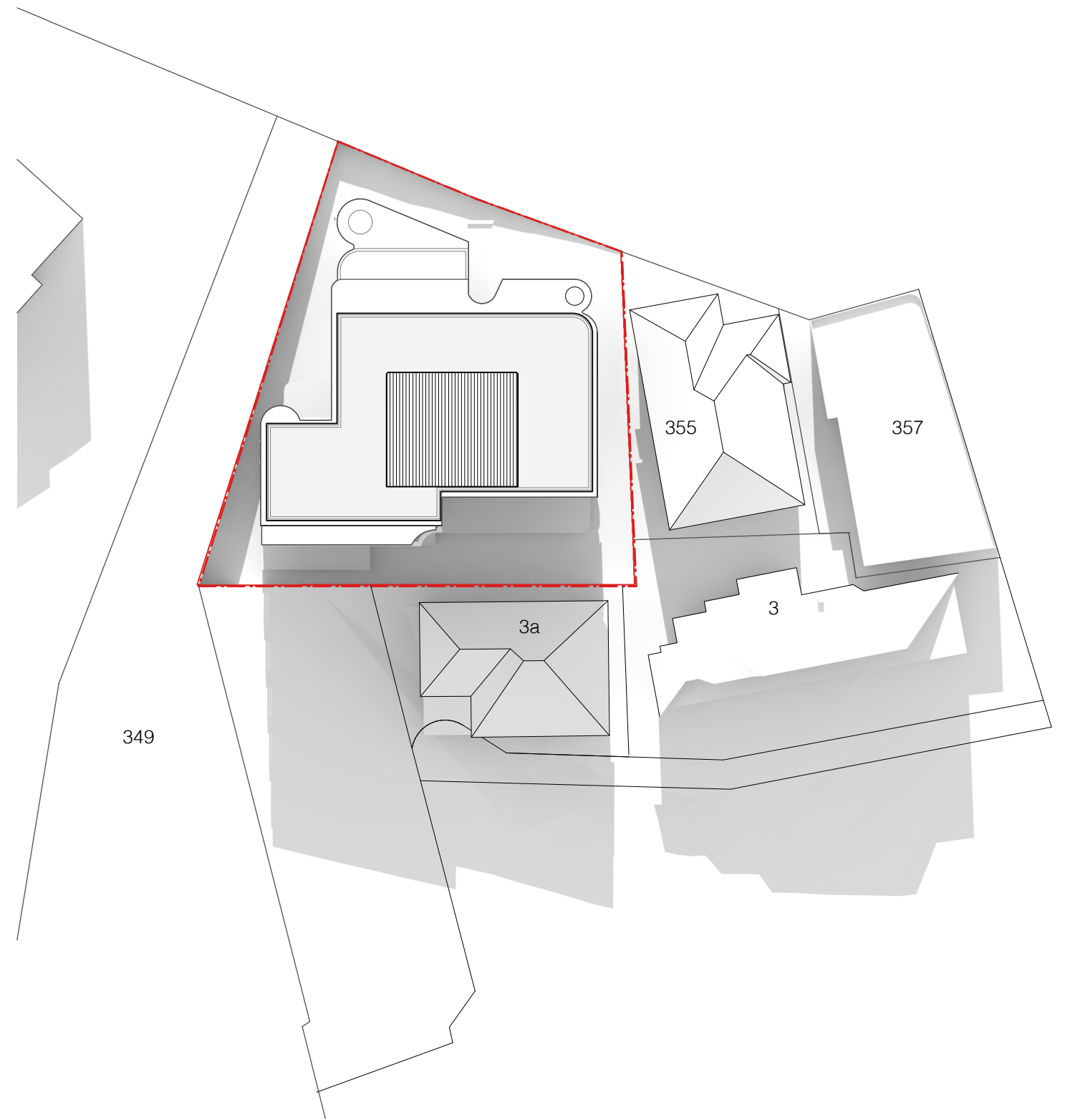
**Hill Thalys**  
Architecture + Urban Projects



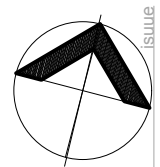
**LUIGI ROSSELLI**



**1** 21 June - 11am (existing)  
Scale: 1:500



**2** 21 June - 11am  
Scale: 1:500



date	description
16.9.25	da_issue

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**project** **Shadow Diagram 11am**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.** **DA6.3** issue -  
scale 1:500  
plotdate 16/9/2025  
**2508/ 2510**

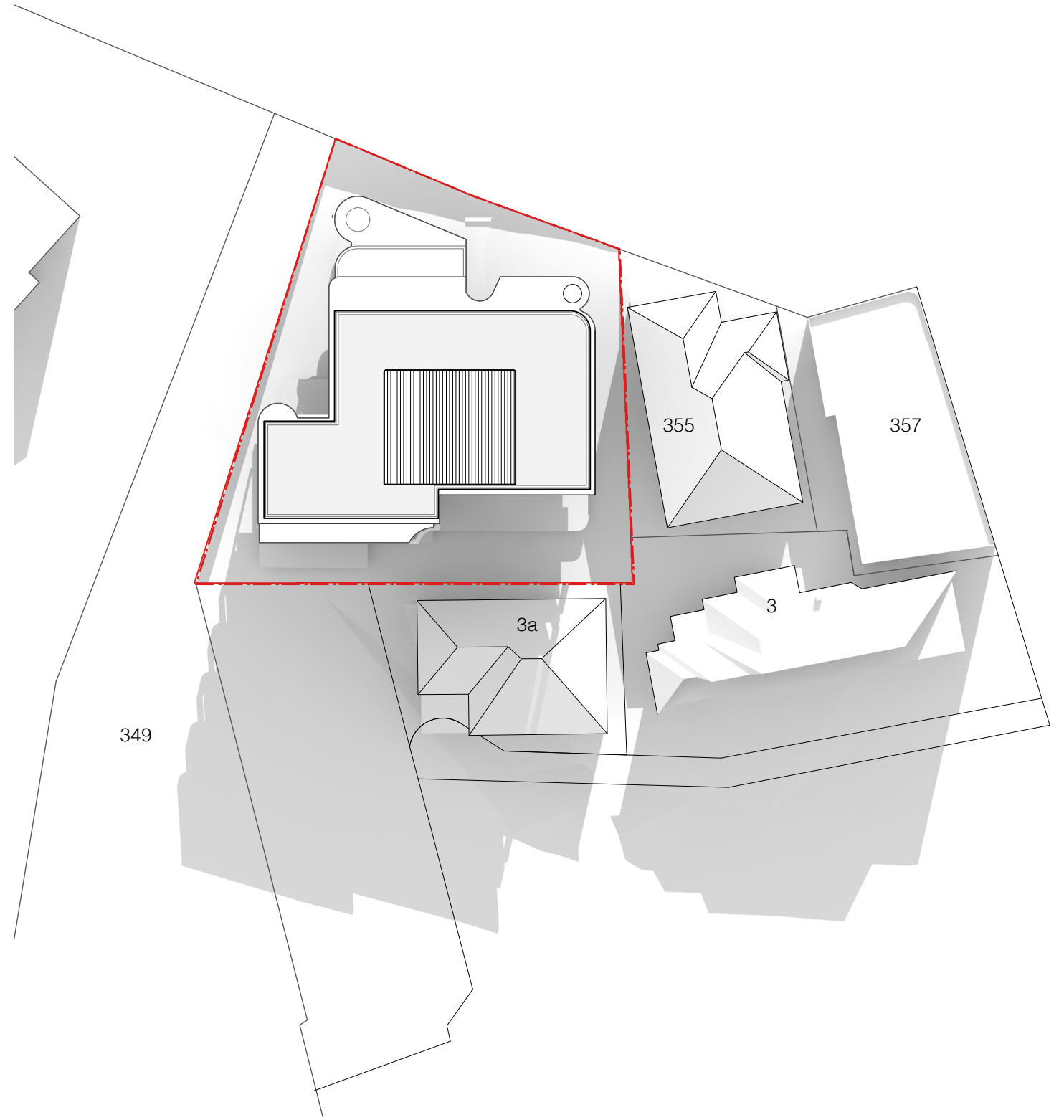
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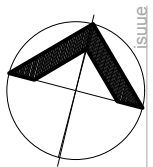
**LUIGI ROSSELLI**



**1** 21 June - 10am (existing)  
Scale: 1:500



**2** 21 June - 10am  
Scale: 1:500



date 16.9.25  
description da\_issue

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project drawing Shadow Diagram 10am  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no. DA6.2 issue -  
scale 1:500  
plotdate 16/9/2025  
2508/ 2510

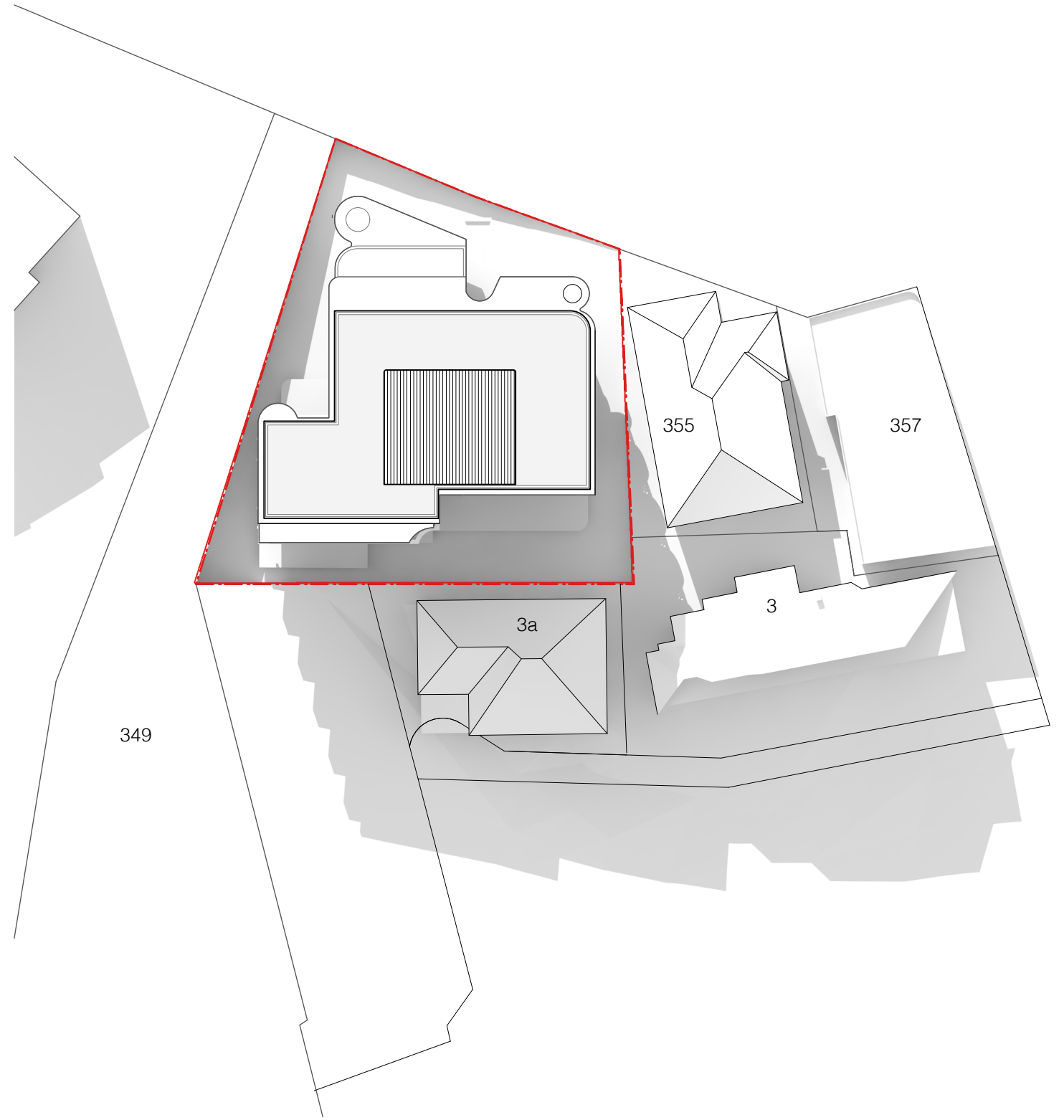
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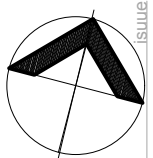
LUIGI ROSSELLI



**1** 21 June - 12pm (existing)  
Scale: 1:500



**2** 21 June - 12pm  
Scale: 1:500



date 16.9.25 description da\_issue

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project drawing Shadow Diagram 12pm  
new apartment block  
351 - 353 new south head  
road, double bay nsw 2028

job.no. DA6.4 issue -  
scale 1:500  
plotdate 16/9/2025  
2508/ 2510

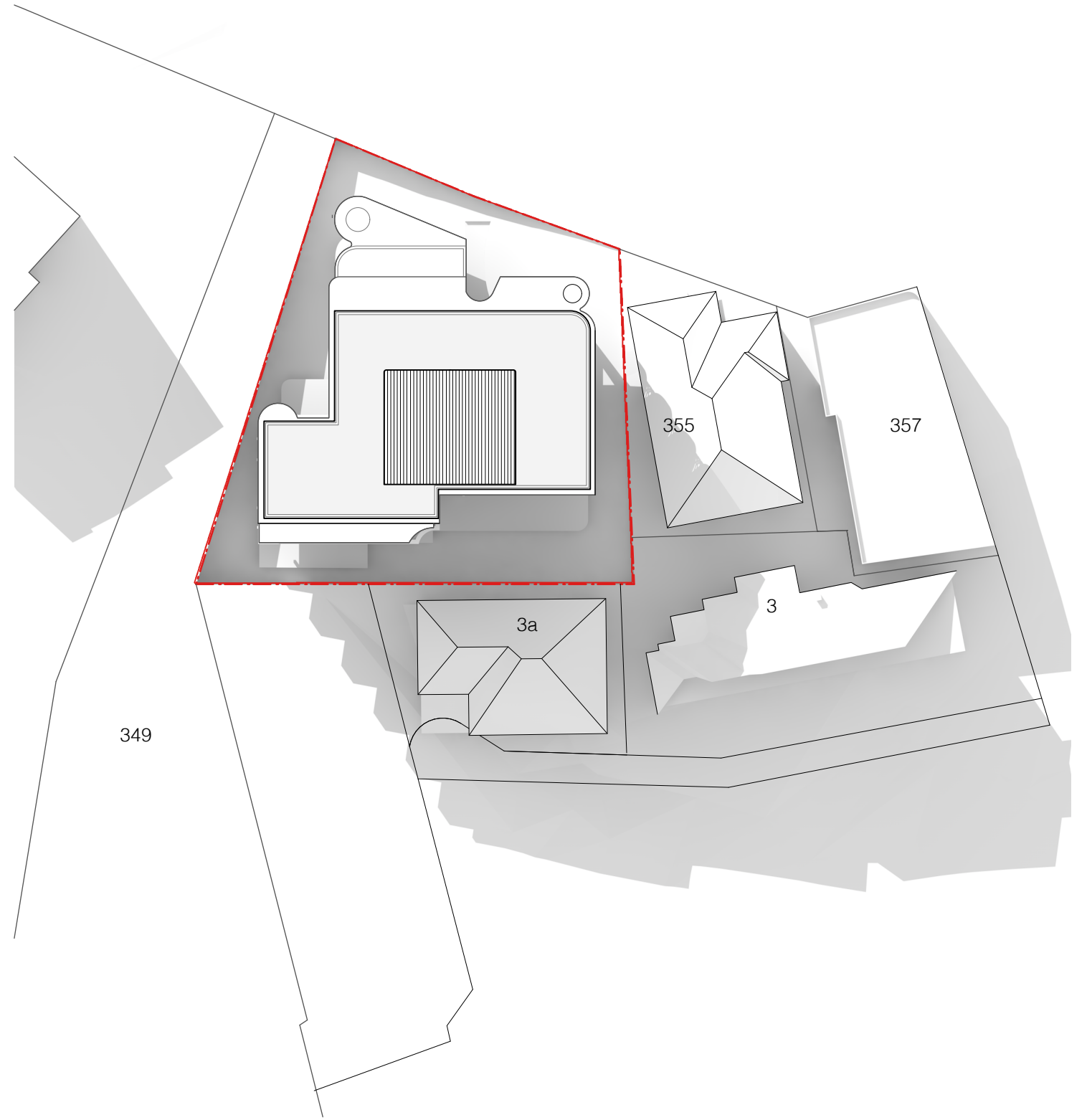
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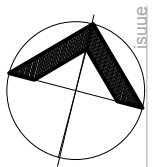
LUIGI ROSSELLI



**1** 21 June - 1pm (existing)  
Scale: 1:500



**2** 21 June - 1pm  
Scale: 1:500



date	description
16.9.25	da_issue

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**project** **Shadow Diagram 1pm**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.** **DA6.5** issue -  
scale 1:500  
plotdate 16/9/2025  
**2508/ 2510**

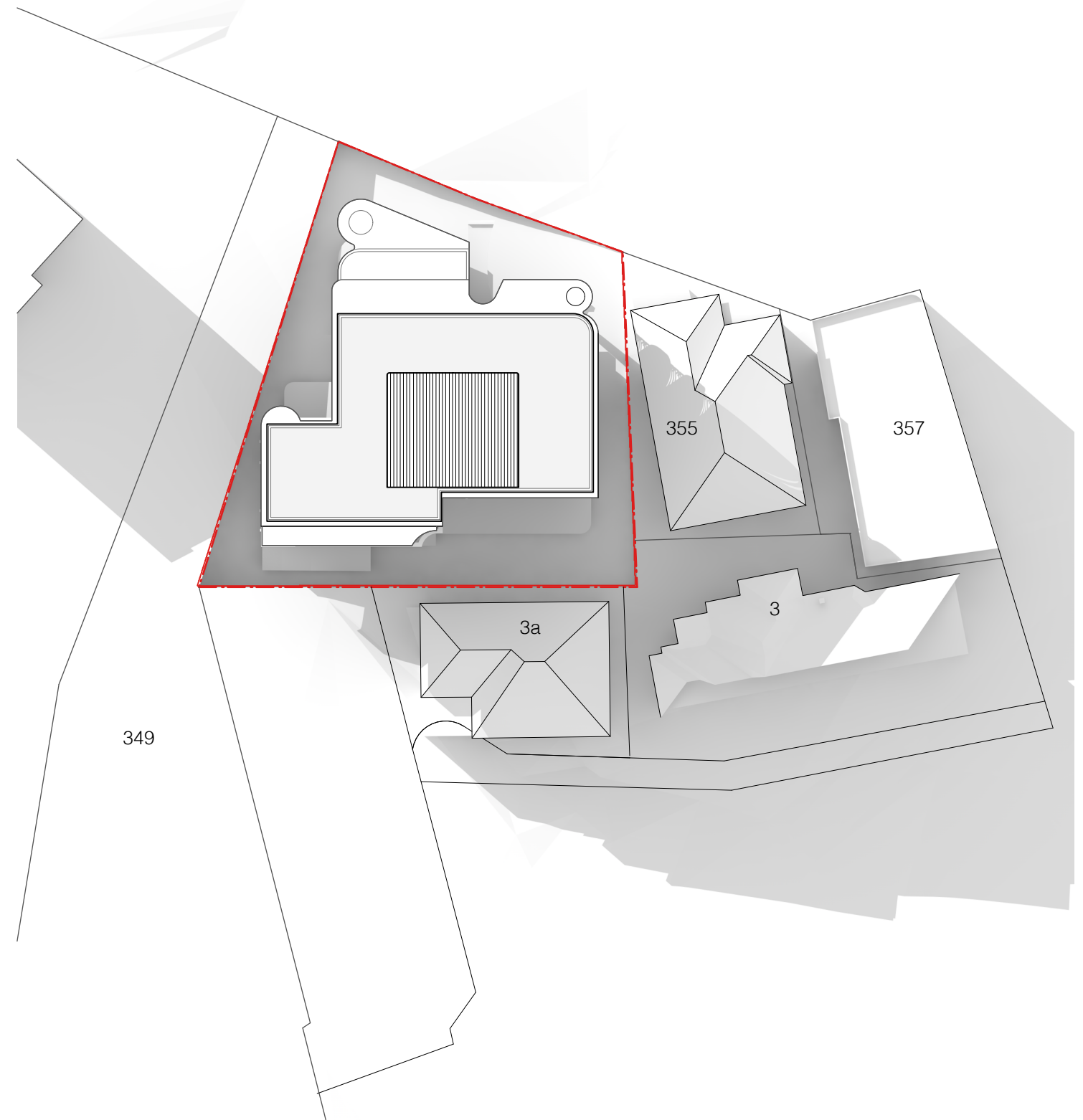
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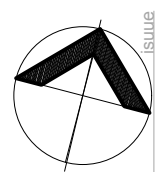
LUIGI ROSSELLI



**1** 21 June - 2pm (existing)  
Scale: 1:500



**3** 21 June - 2pm  
Scale: 1:500



date	description
16.9.25	da_issue

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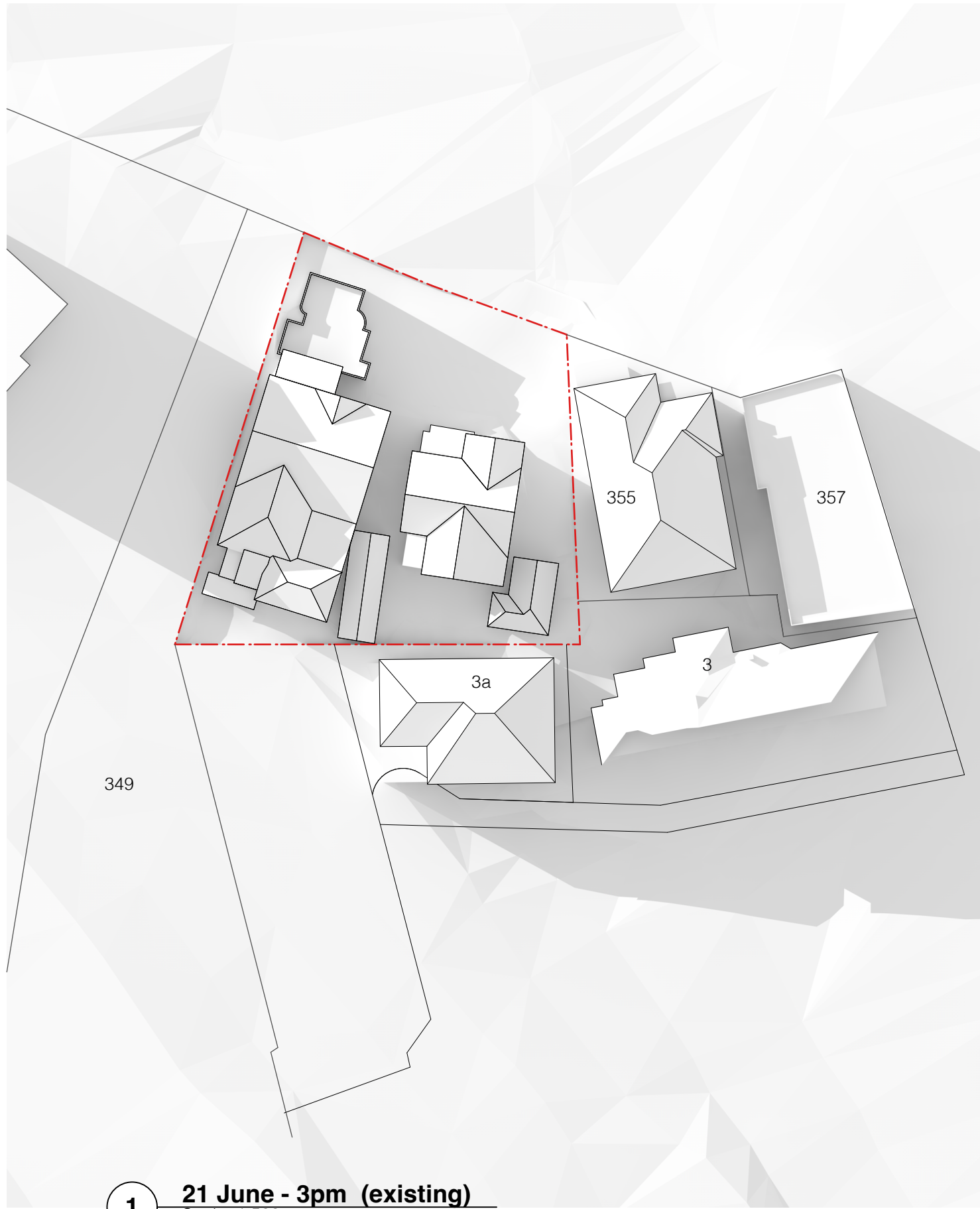
**project** **Shadow Diagram 2pm**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.** **DA6.6** issue -  
scale 1:500  
plotdate 16/9/2025  
**2508/ 2510**

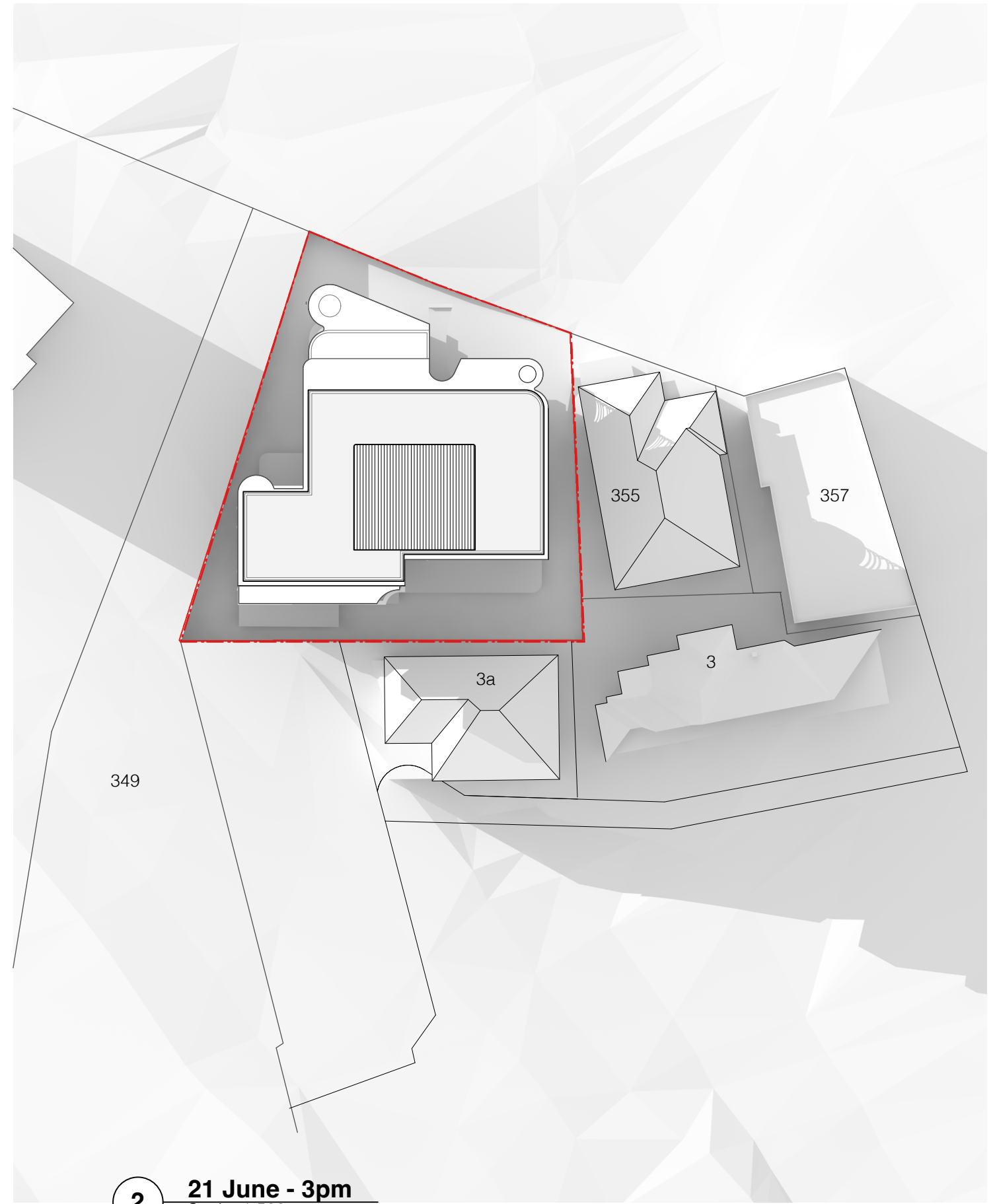
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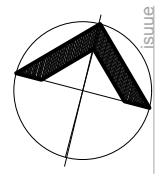
**LUIGI ROSSELLI**



**1** 21 June - 3pm (existing)  
Scale: 1:500



**2** 21 June - 3pm  
Scale: 1:500



date	description
16.9.25	da_issue

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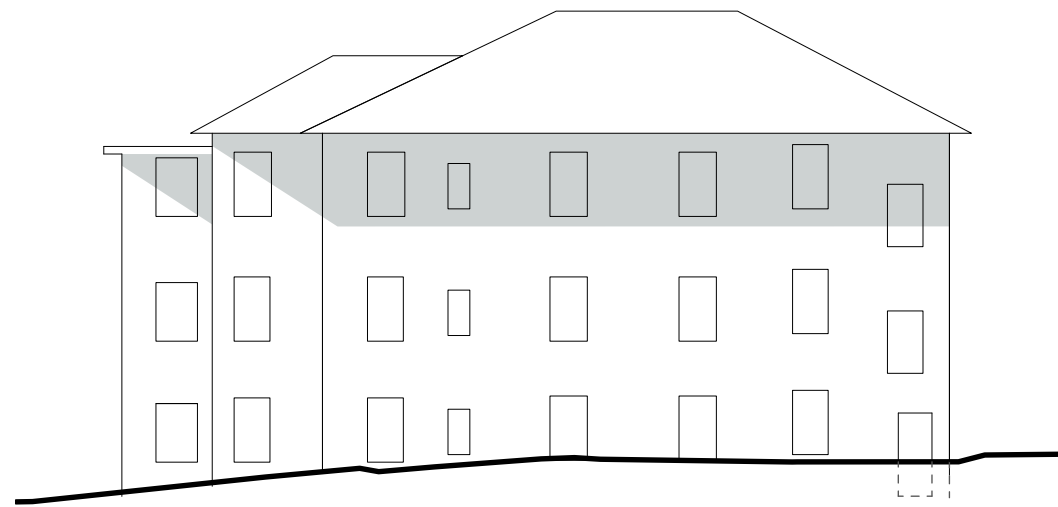
**project** **Shadow Diagram 3pm**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.** **DA6.7** issue -  
scale 1:500  
plotdate 16/9/2025  
**2508/ 2510**

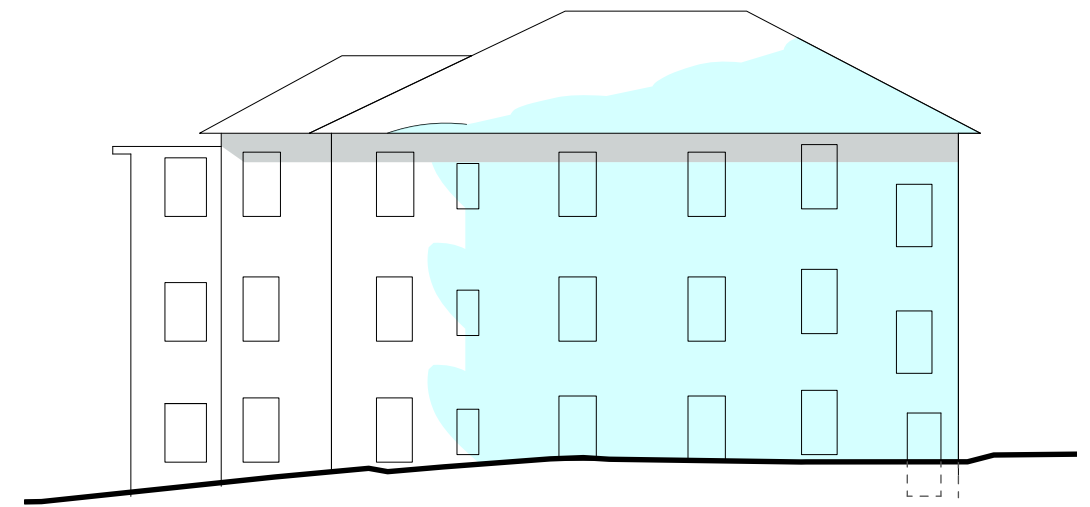
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Architecture + Urban Projects



**LUIGI ROSSELLI**



**1** **355 NSHR - 12pm**  
Scale: 1:200

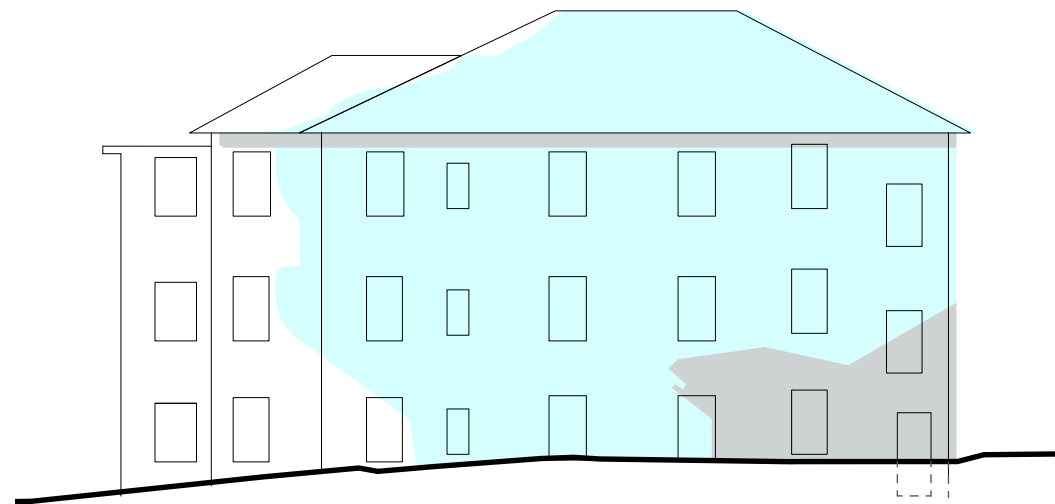
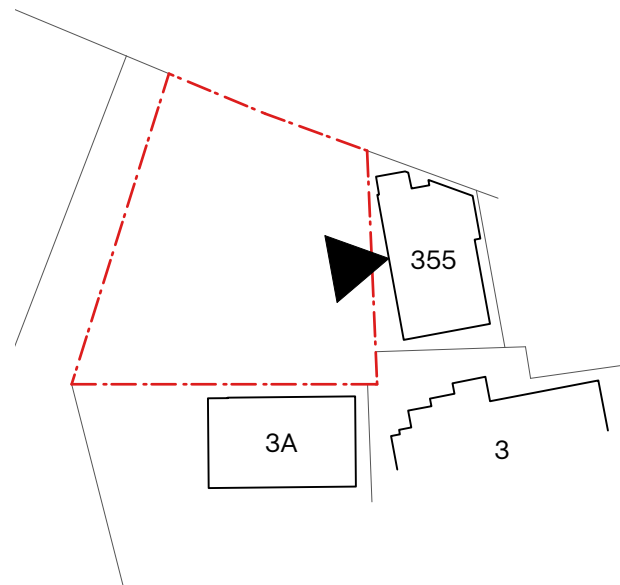


**2** **355 NSHR - 1pm**  
Scale: 1:200

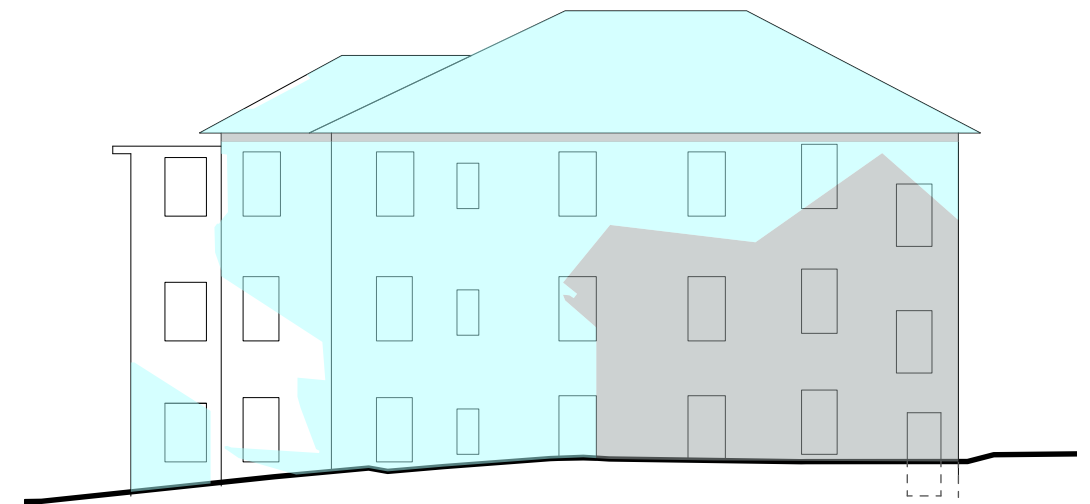
Note:  
No direct sunlight on western facade before 12pm

**LEGEND:**

- existing shadow
- existing shadow removed from the current design
- additional shadow



**3** **355 NSHR - 2pm**  
Scale: 1:200



**4** **355 NSHR - 3pm**  
Scale: 1:200

issue	date	description
-	16.9.25	da_issue

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**ABN** 37 143 365 066

project\_drawing  
Shadow Impact Analysis  
new apartment block  
351 - 353 new south head  
road, double bay nsw 2028

job.no.  
drawing.no.  
DA7.1 issue -  
scale AS NOTED  
plotdate 16/9/2025  
2508/ 2510

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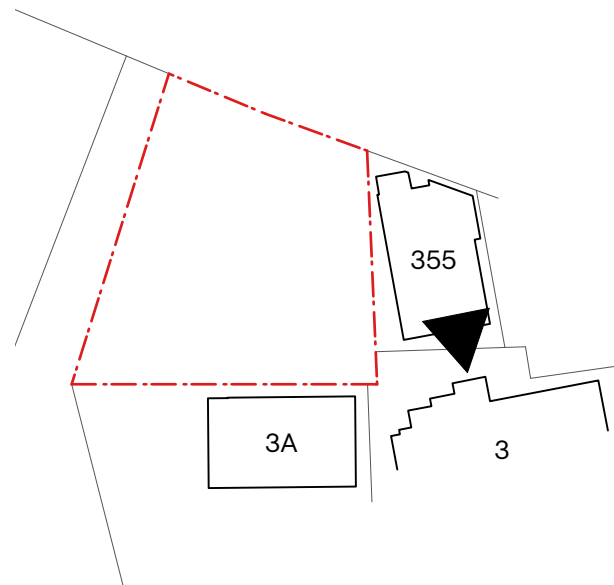
**1** **3 Manning Rd - 9am**  
Scale: 1:200



**2** **3 Manning Rd - 10am**  
Scale: 1:200

**LEGEND:**

- existing shadow
- existing shadow removed from the current design
- additional shadow



**3** **3 Manning Rd - 11am**  
Scale: 1:200

issue	date	description
-	16.9.25	da_issue

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**ABN** 37 143 365 066

**project**  
**drawing**  
Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.**  
2508/ 2510  
**scale** AS NOTED  
**plotdate** 16/9/2025  
**issue** DA7.2 -

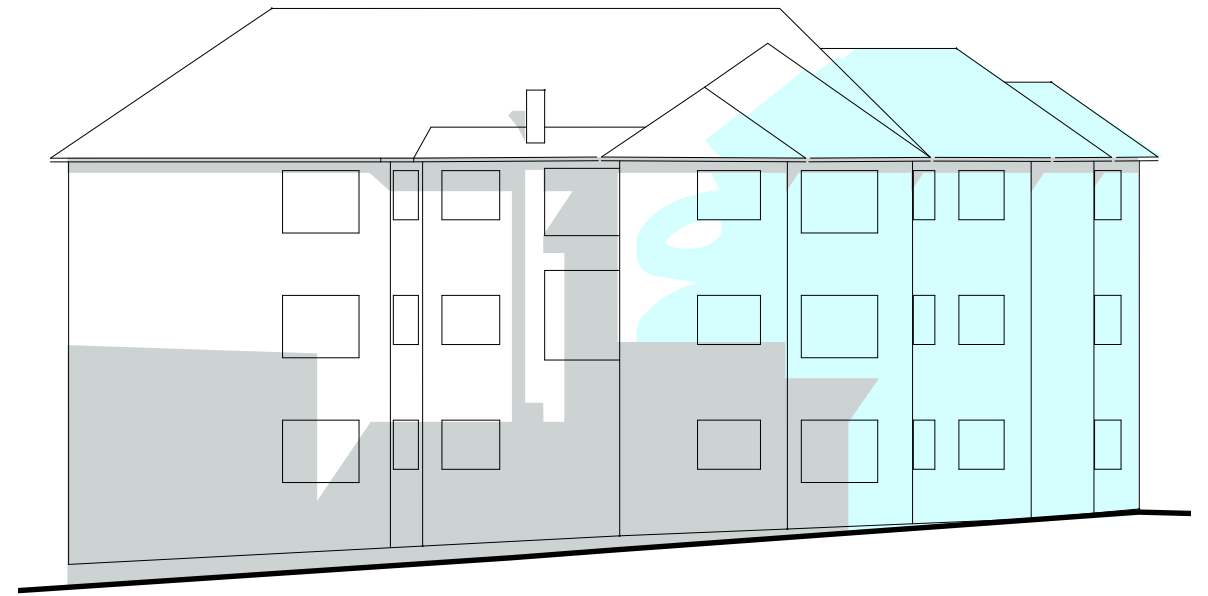
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LUIGI ROSSELLI



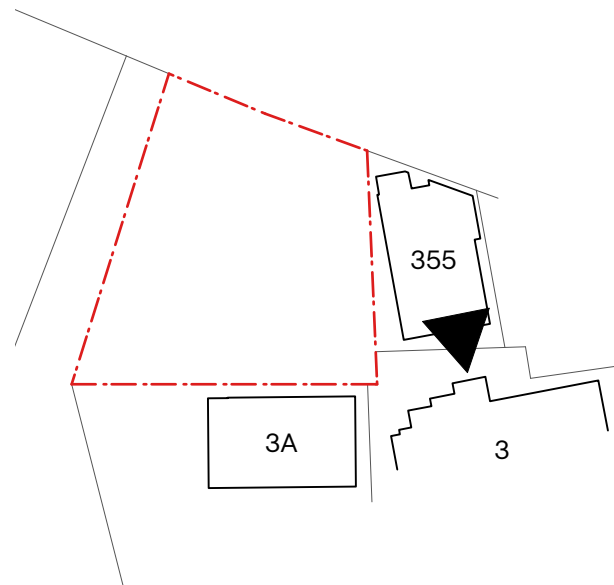
**1** 3 Manning Rd - 12pm  
Scale: 1:200



**2** 3 Manning Rd - 1pm  
Scale: 1:200

**LEGEND:**

- existing shadow
- existing shadow removed from the current design
- additional shadow



issue	date	description
-	16.9.25	da_issue

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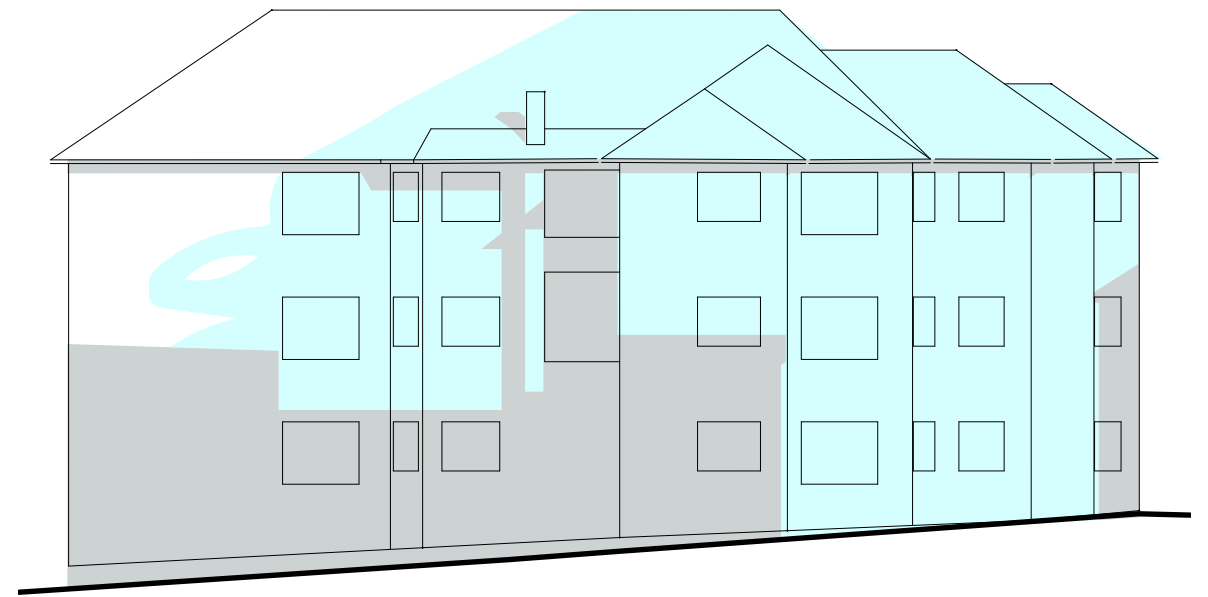
**project** **Shadow Impact Analysis**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.** **2508/ 2510**  
**drawing.no.** **DA7.3** issue -  
scale AS NOTED  
plotdate 16/9/2025

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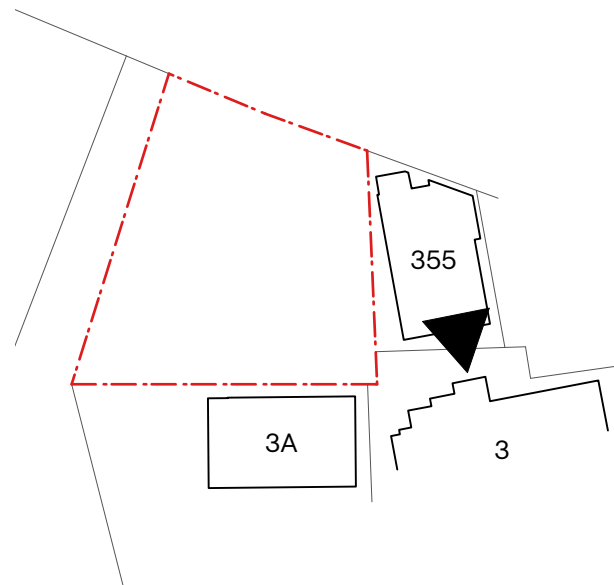
**1** **3 Manning Rd - 2pm**  
Scale: 1:200



**2** **3 Manning Rd - 3pm**  
Scale: 1:200

**LEGEND:**

- existing shadow
- existing shadow removed from the current design
- additional shadow



issue	date	description
-	16.9.25	da_issue

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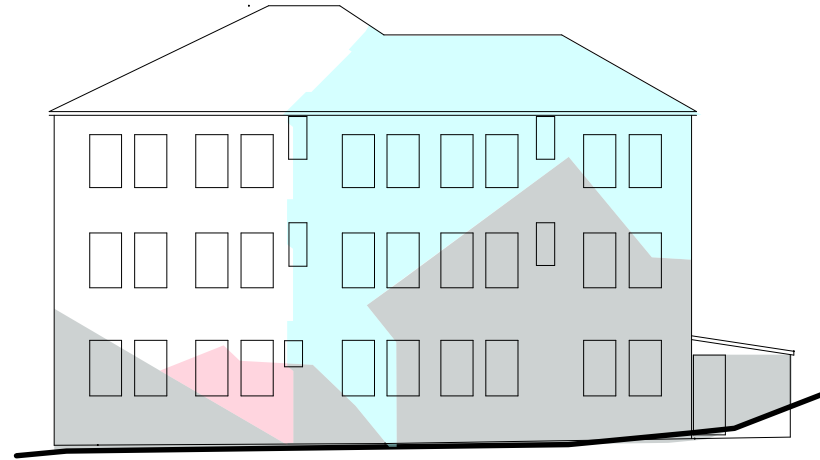
**project** **Shadow Impact Analysis**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.** **2508/ 2510**  
**drawing.no.** **DA7.4** issue -  
scale AS NOTED  
plotdate 16/9/2025

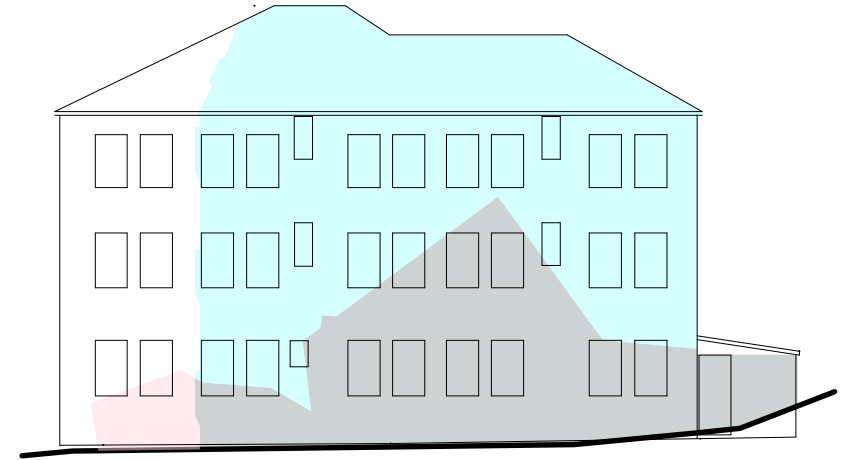
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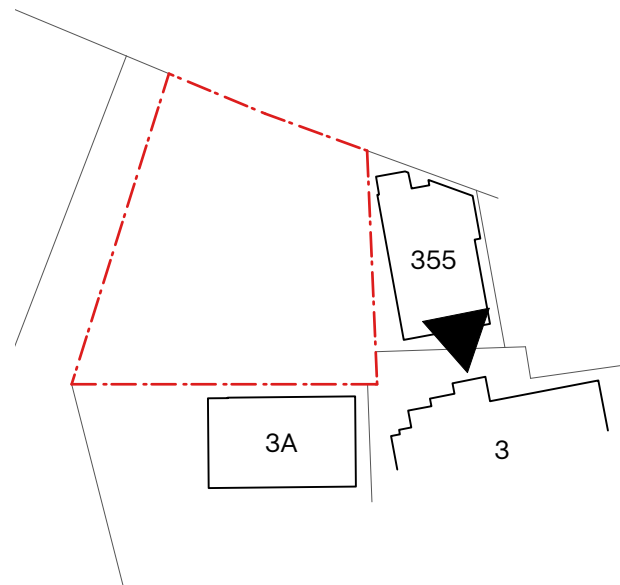
**1** 3A Manning Rd - 9am  
Scale: 1:200



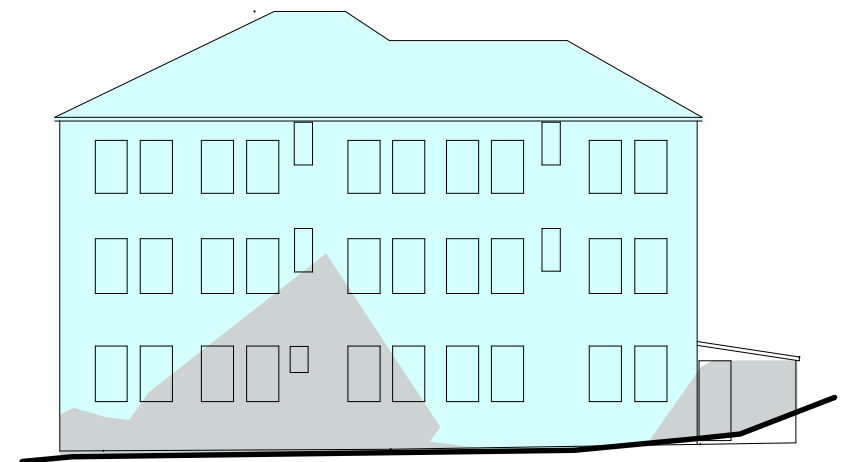
**2** 3A Manning Rd - 10am  
Scale: 1:200

**LEGEND:**

- existing shadow
- existing shadow removed from the current design
- additional shadow



**3** 3A Manning Rd - 11am  
Scale: 1:200



**4** 3A Manning Rd - 12pm  
Scale: 1:200

issue	date	description
-	16.9.25	da_issue

**remember**  
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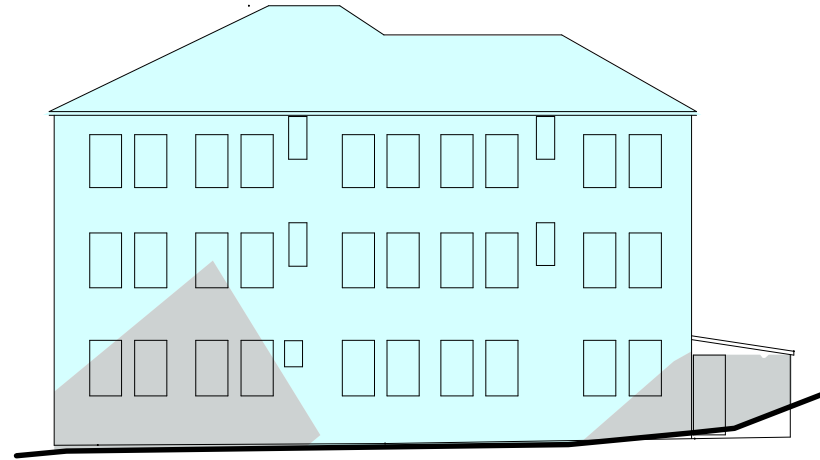
**project**  
**drawing**  
Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**job.no.**  
2508/ 2510  
**scale** AS NOTED  
**plotdate** 16/9/2025  
**issue** DA7.5 -

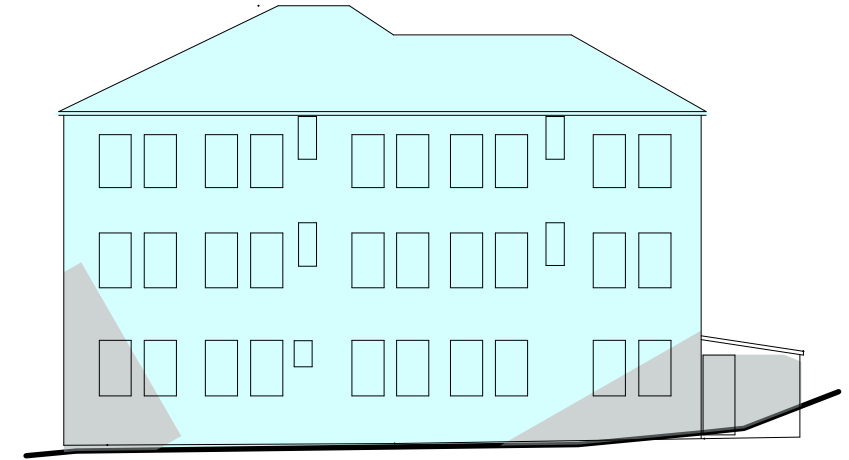
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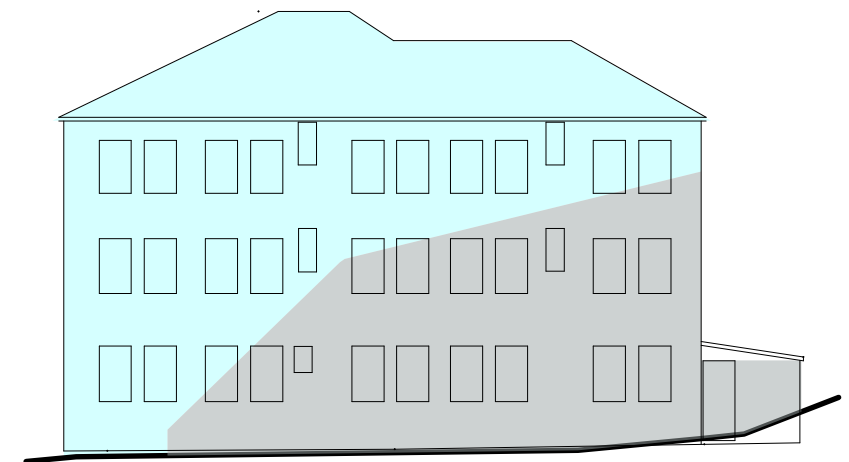
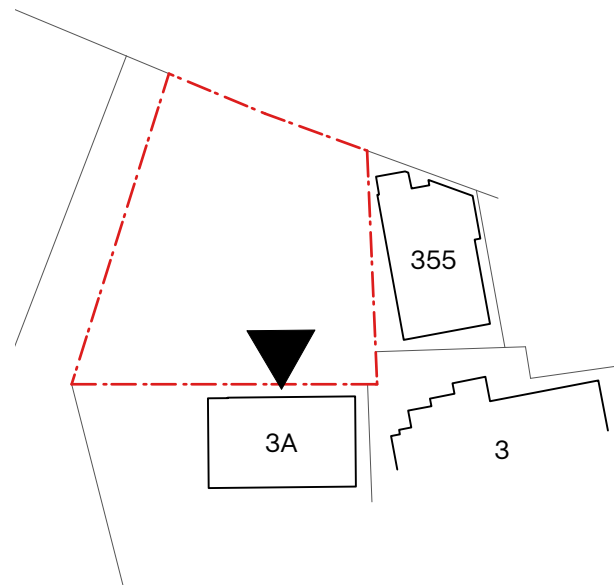
**1** 3A Manning Rd - 1pm  
Scale: 1:200



**2** 3A Manning Rd - 2pm  
Scale: 1:200

**LEGEND:**

- existing shadow
- existing shadow removed from the current design
- additional shadow



**3** 3A Manning Rd - 3pm  
Scale: 1:200

issue	date	description
-	16.9.25	da_issue

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*project* **Shadow Impact Analysis**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

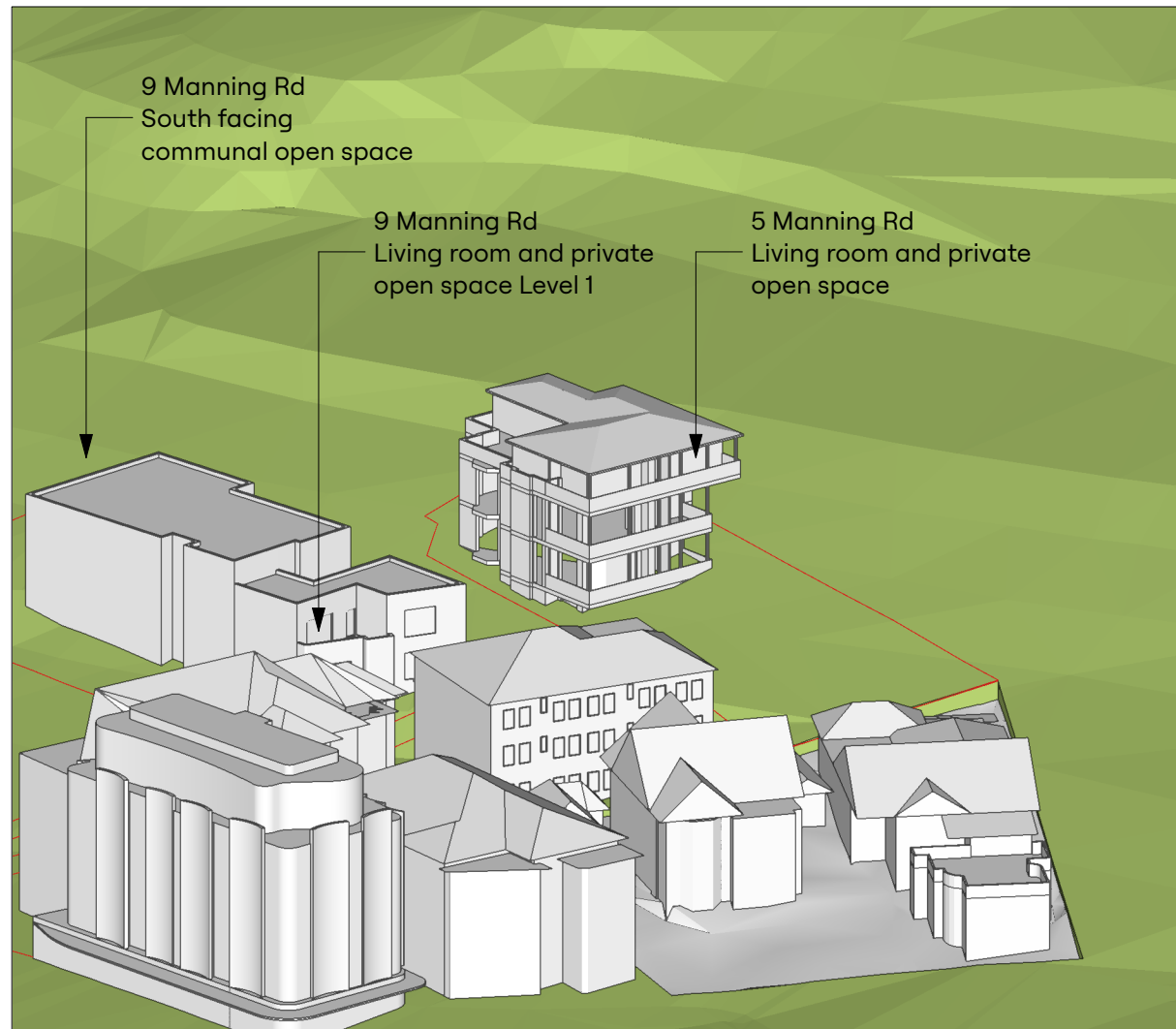
*job.no.* **2508/ 2510**  
*drawing.no.* **DA7.6** issue -  
scale AS NOTED  
plotdate 16/9/2025

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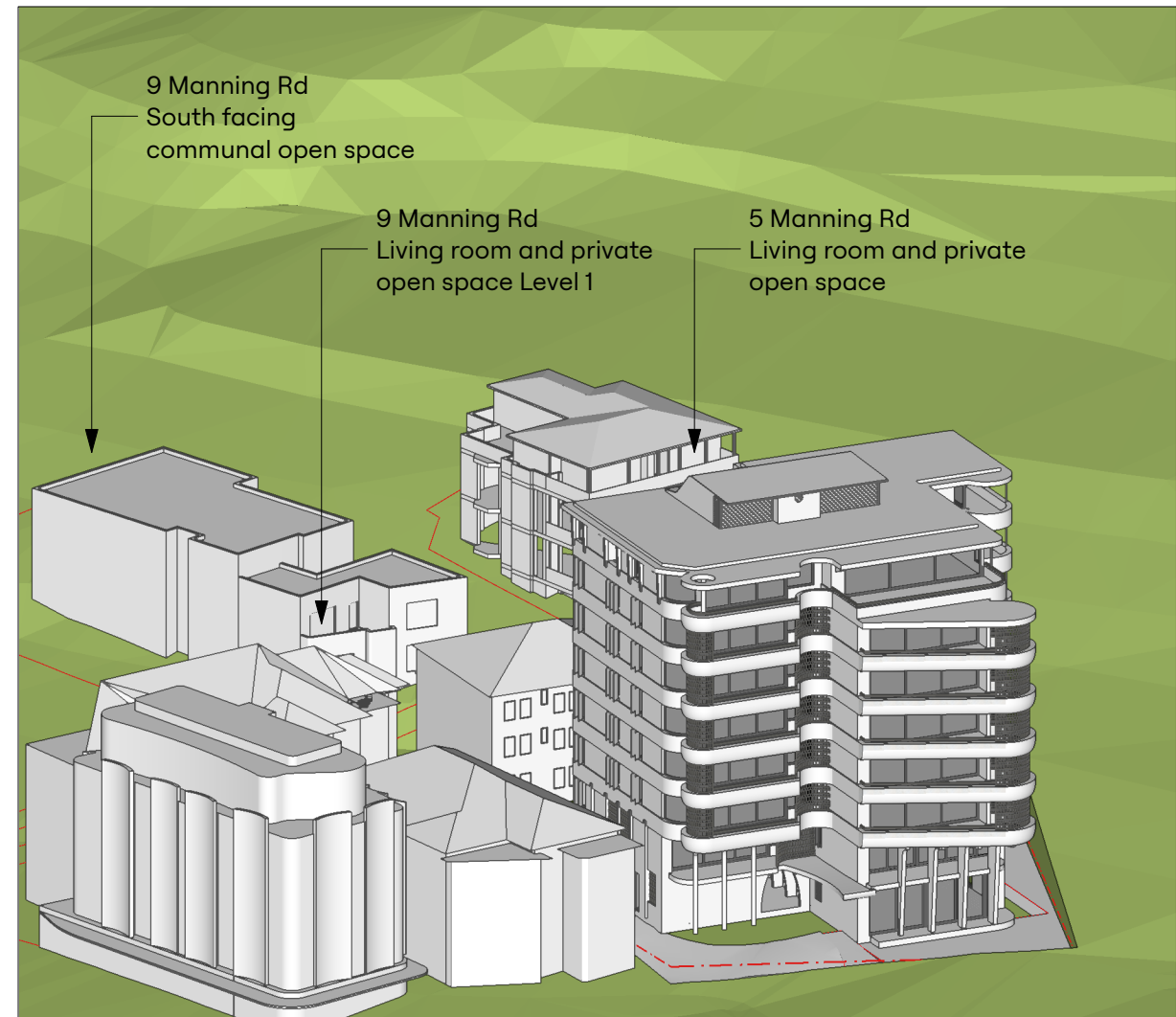


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**1 View from Sun @9am - existing**  
Scale: 1:500



**2 View from Sun @9am - proposal**  
Scale: 1:500

Note:  
Volumes for 5+9 Manning and 357 New South Head Rd have been modelled based on the relevant DA drawings that were submitted to Woollahra Municipal Council

issue	date	description
-	2.4.26	General Amendments

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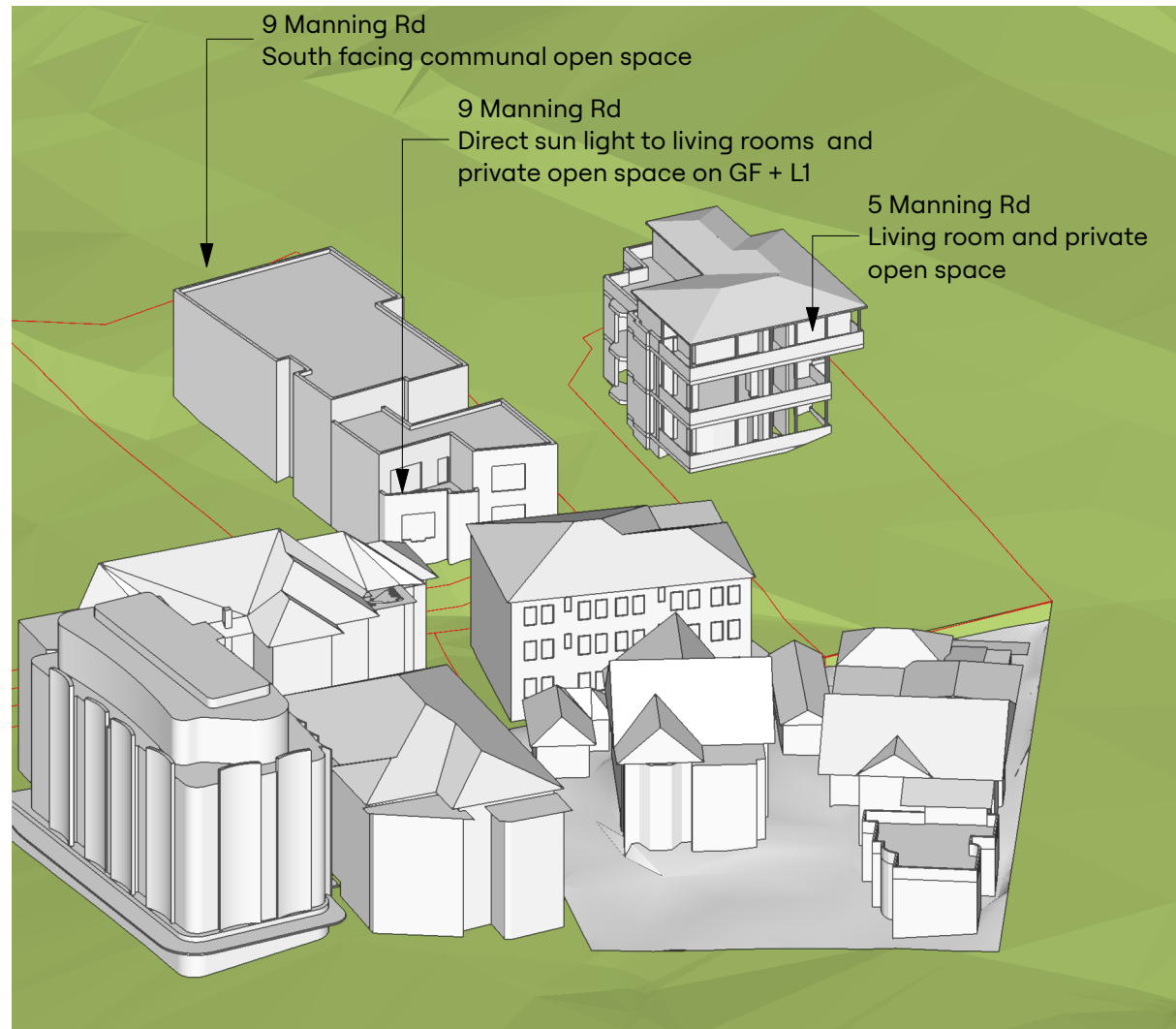
project drawing **Shadow Impact Analysis**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**13. Additional Shadow Impact Analysis**

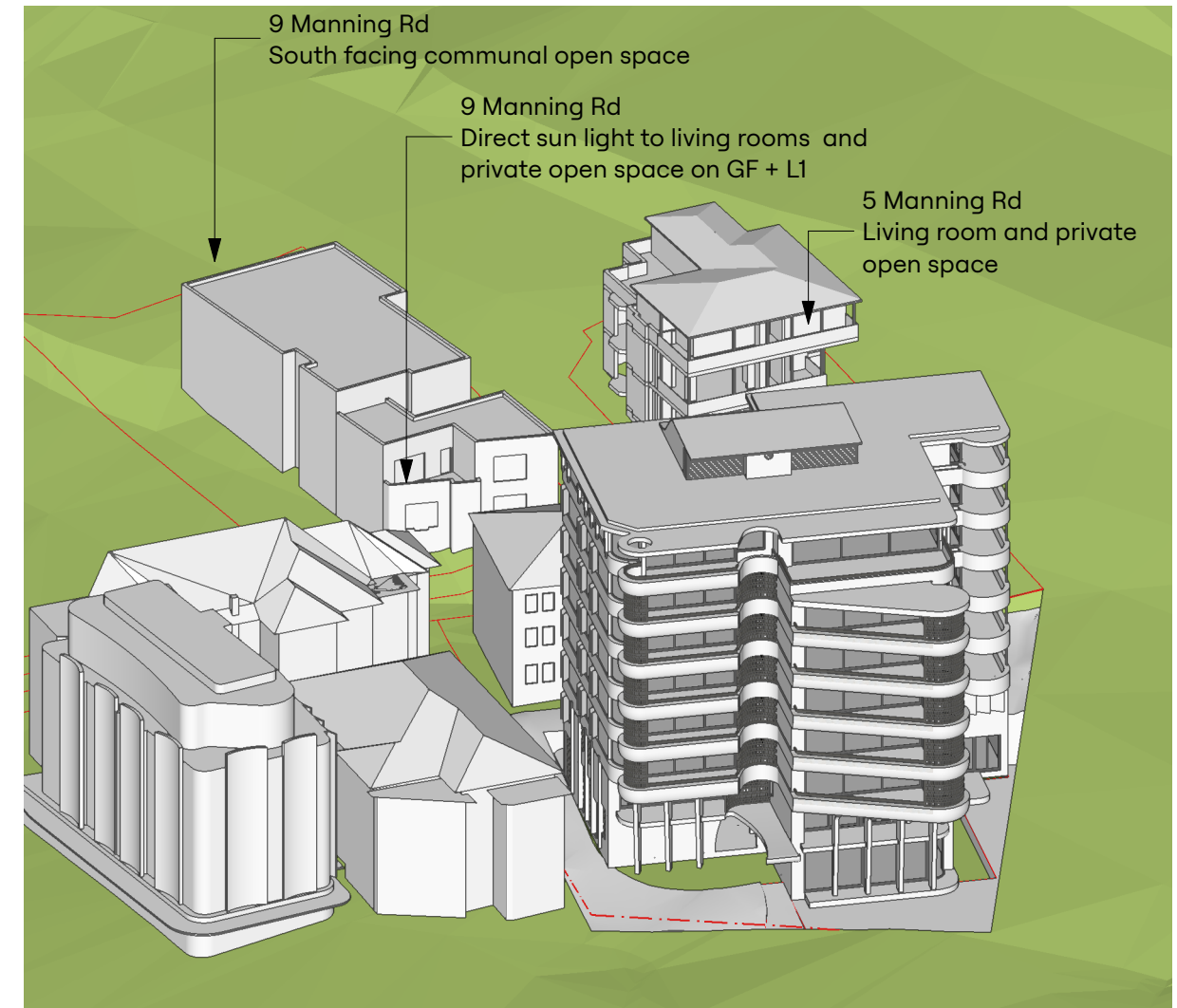
job.no. **DA7.8** issue -  
scale AS NOTED  
plotdate 13/4/2026  
job.no. **2508/ 2510**

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Architecture + Urban Projects





**1 View from Sun @10am - existing**  
Scale: 1:500



**2 View from Sun @10am - proposal**  
Scale: 1:500

Note:  
Volumes for 5+9 Manning and 357 New South Head Rd have been modelled based on the relevant DA drawings that were submitted to Woollahra Municipal Council

issue	date	description
-	2.4.26	General Amendments

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project.drawing.no.  
Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

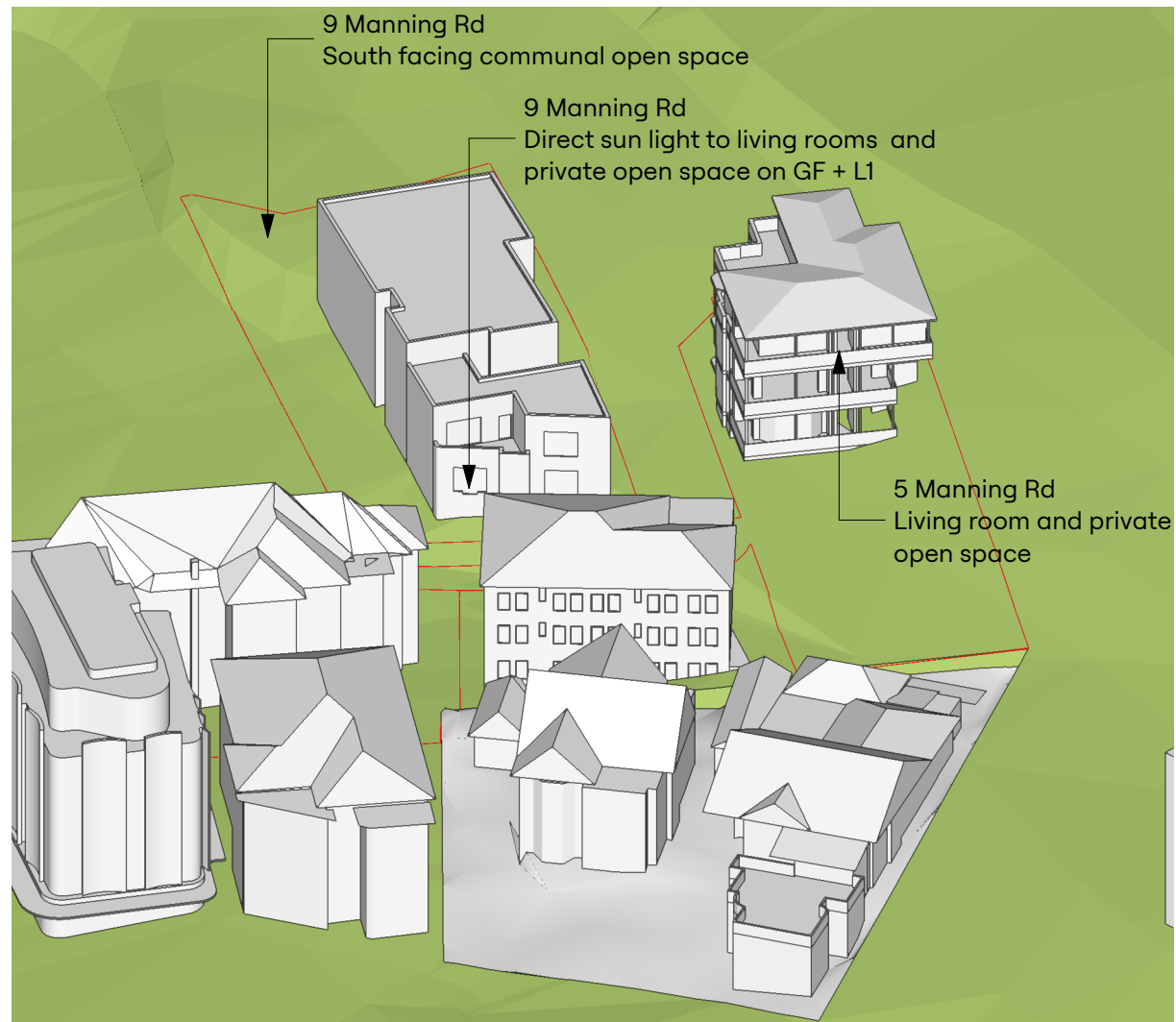
**13. Additional Shadow Impact Analysis**

job.no.  
**DA7.9** issue -  
scale AS NOTED  
plotdate 13/4/2026  
**2508/ 2510**

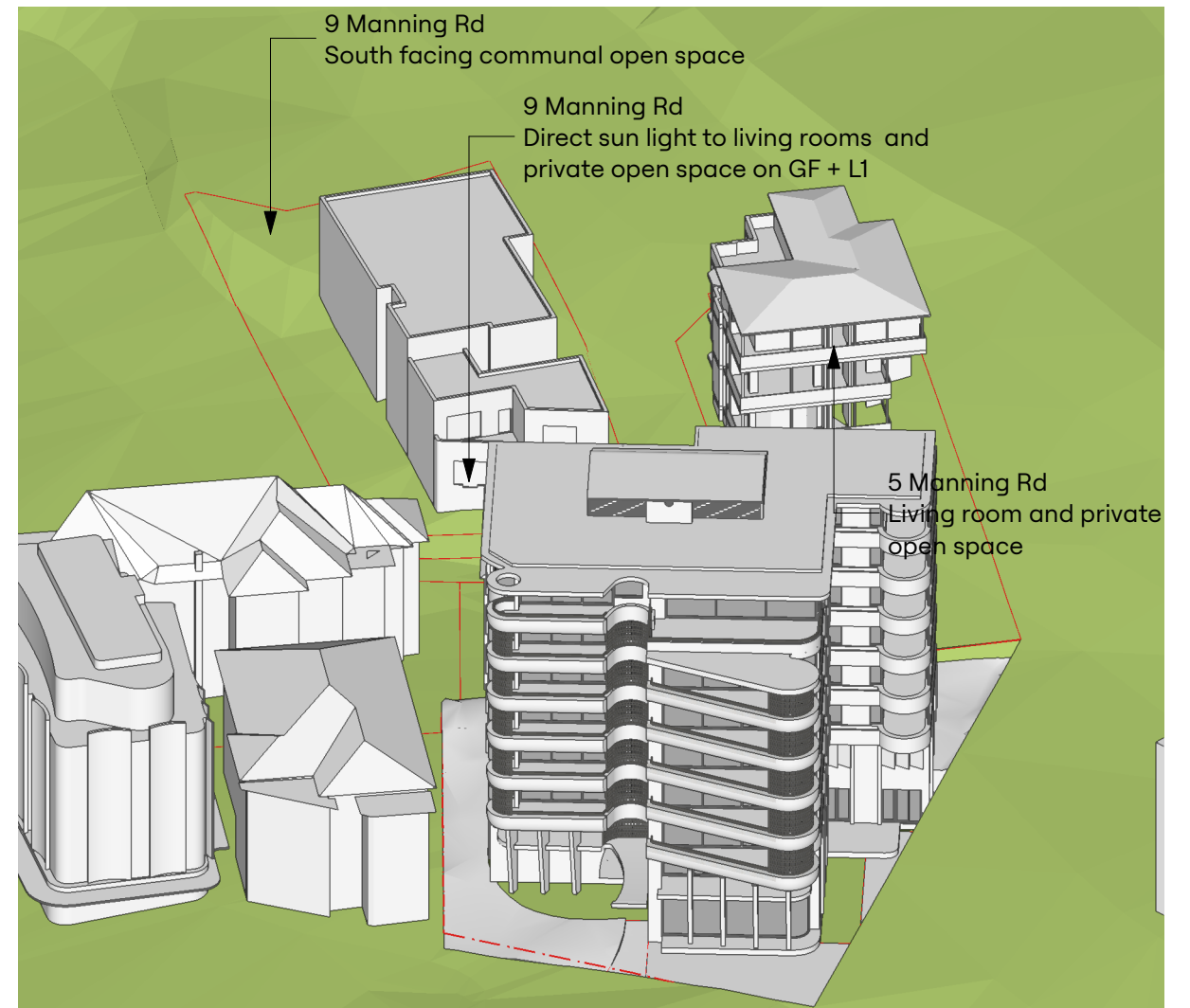
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**1 View from Sun @11am - existing**  
Scale: 1:500



**2 View from Sun @11am - proposal**  
Scale: 1:500

Note:  
Volumes for 5+9 Manning and 357 New South Head Rd have been modelled based on the relevant DA drawings that were submitted to Woollahra Municipal Council

issue	date	description
-	2.4.26	General Amendments

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project drawing Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

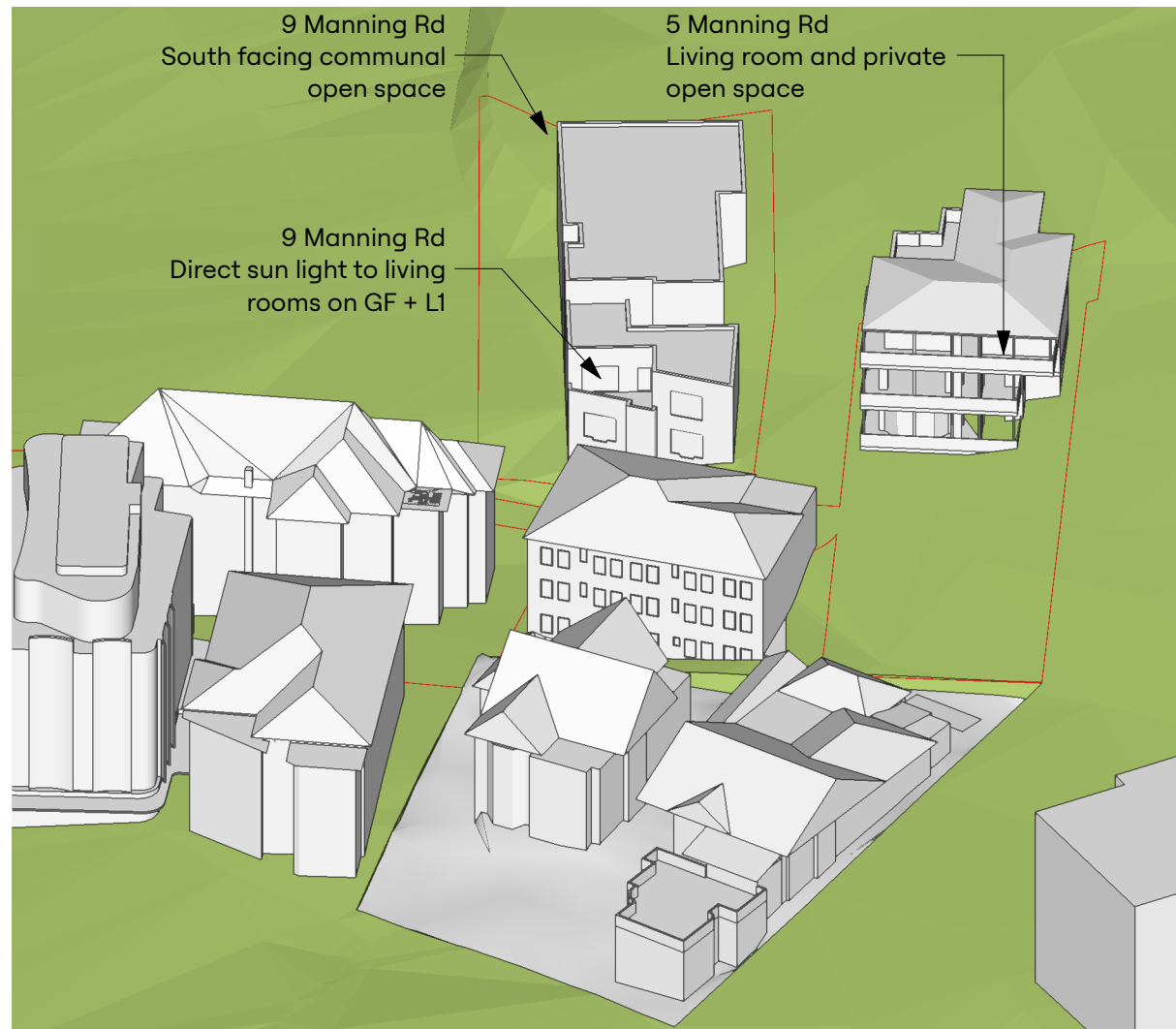
**13. Additional Shadow Impact Analysis**

job.no. drawing.no. DA7.10 issue -  
scale AS NOTED  
plotdate 13/4/2026  
2508/ 2510

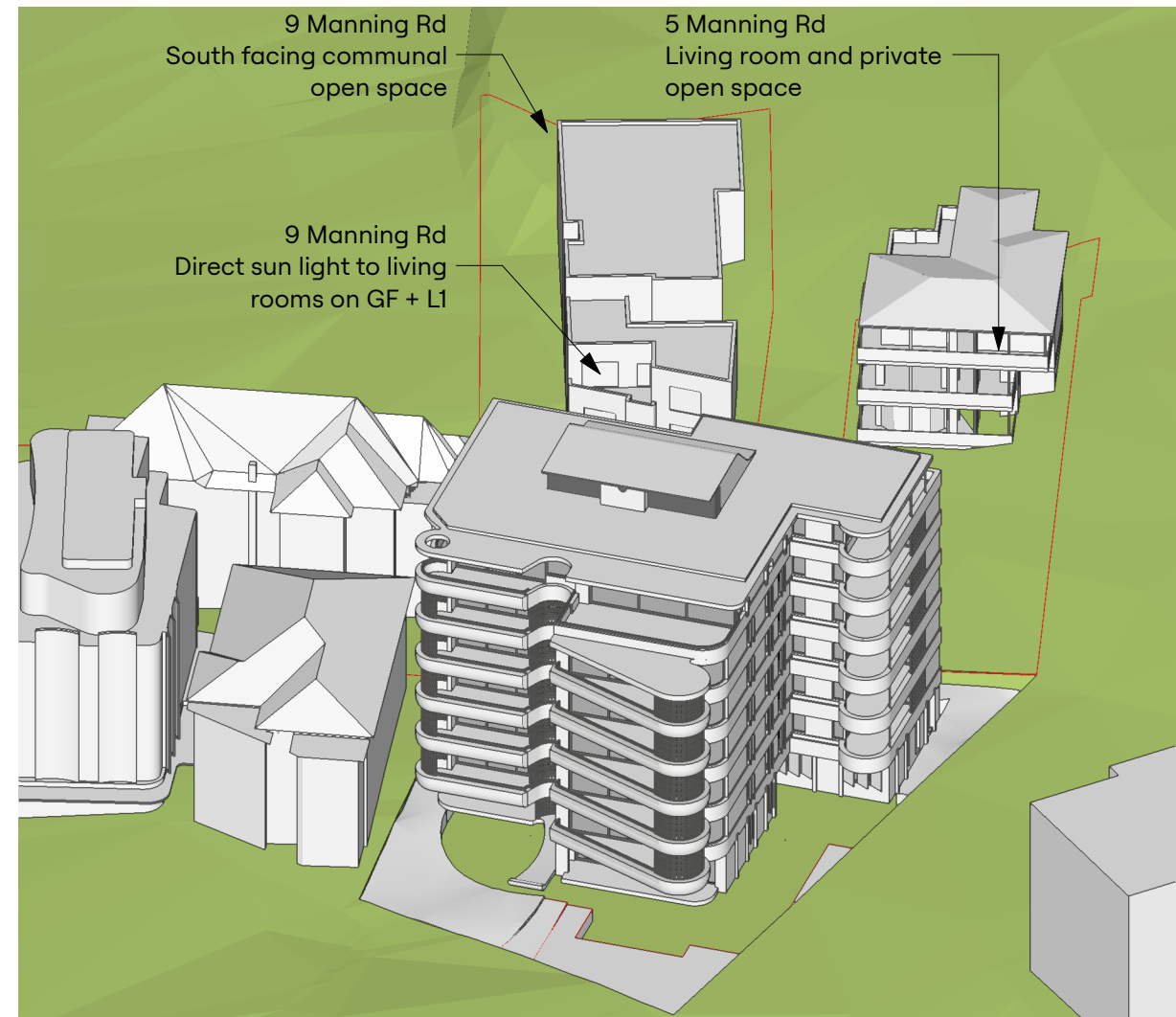
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**1 View from Sun @12pm - existing**  
Scale: 1:500



**2 View from Sun @12pm - proposal**  
Scale: 1:500

Note:  
Volumes for 5+9 Manning and 357 New South Head Rd have been modelled based on the relevant DA drawings that were submitted to Woollahra Municipal Council

issue	date	description
-	2.4.26	General Amendments

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project drawing Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

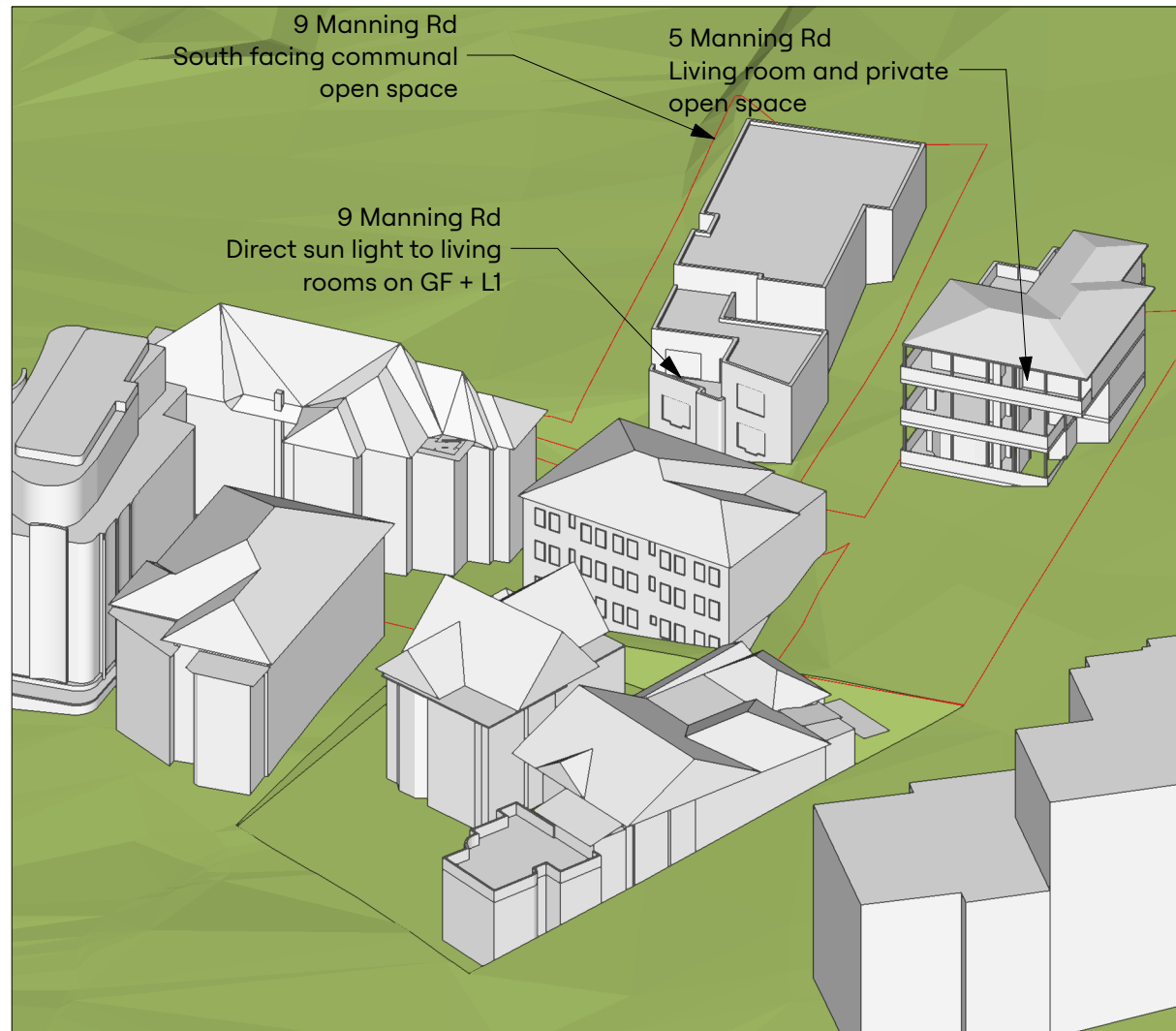
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drawing.no. DA7.11  
scale AS NOTED  
plotdate 13/4/2026

13. Additional Shadow Impact Analysis

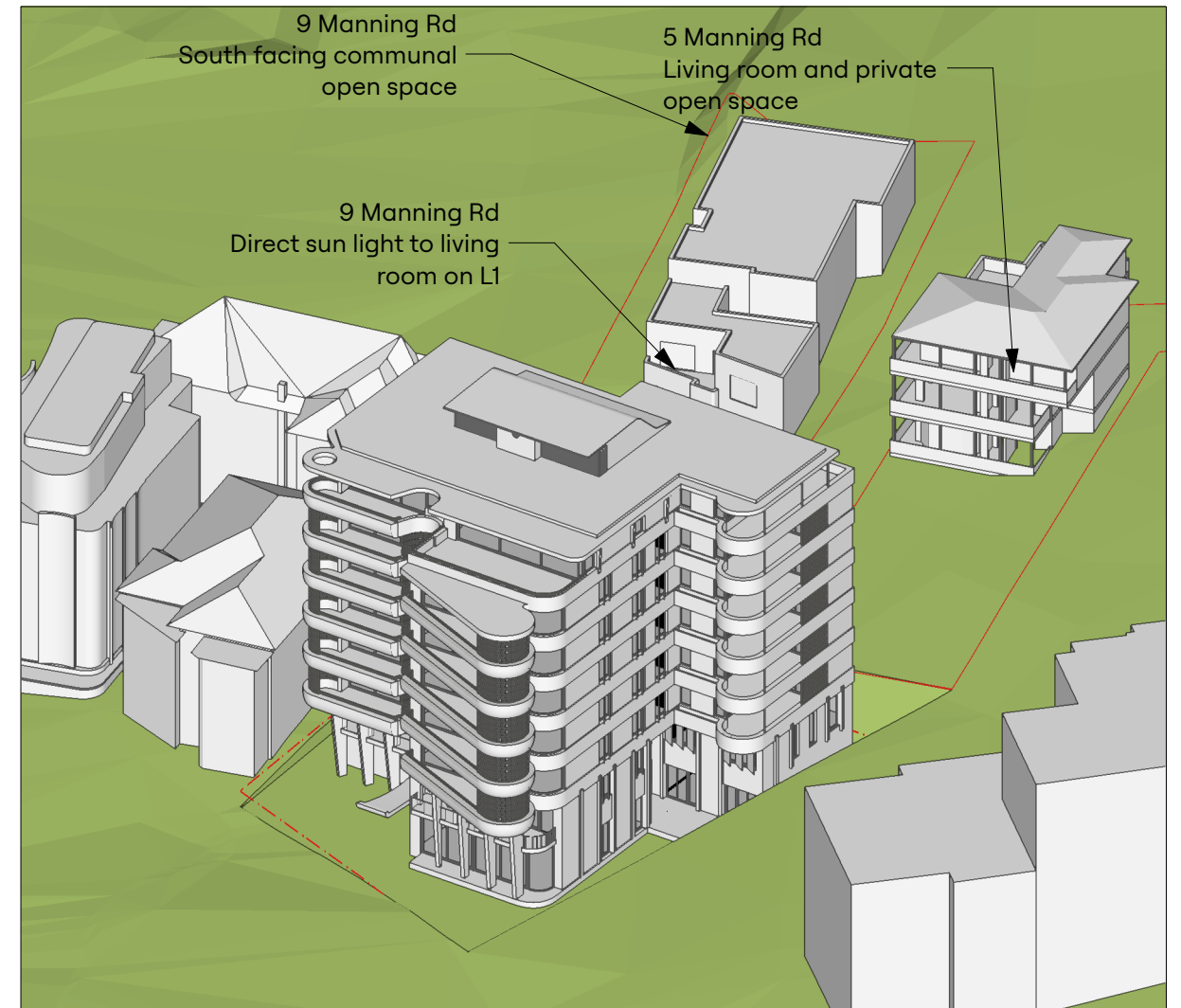
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**1** **View from Sun @1pm - existing**  
Scale: 1:500



**2** **View from Sun @1pm - proposal**  
Scale: 1:500

Note:  
Volumes for 5+9 Manning and 357 New South Head Rd have been modelled based on the relevant DA drawings that were submitted to Woollahra Municipal Council

issue	date	description
-	2.4.26	General Amendments

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project.drawing.no. Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

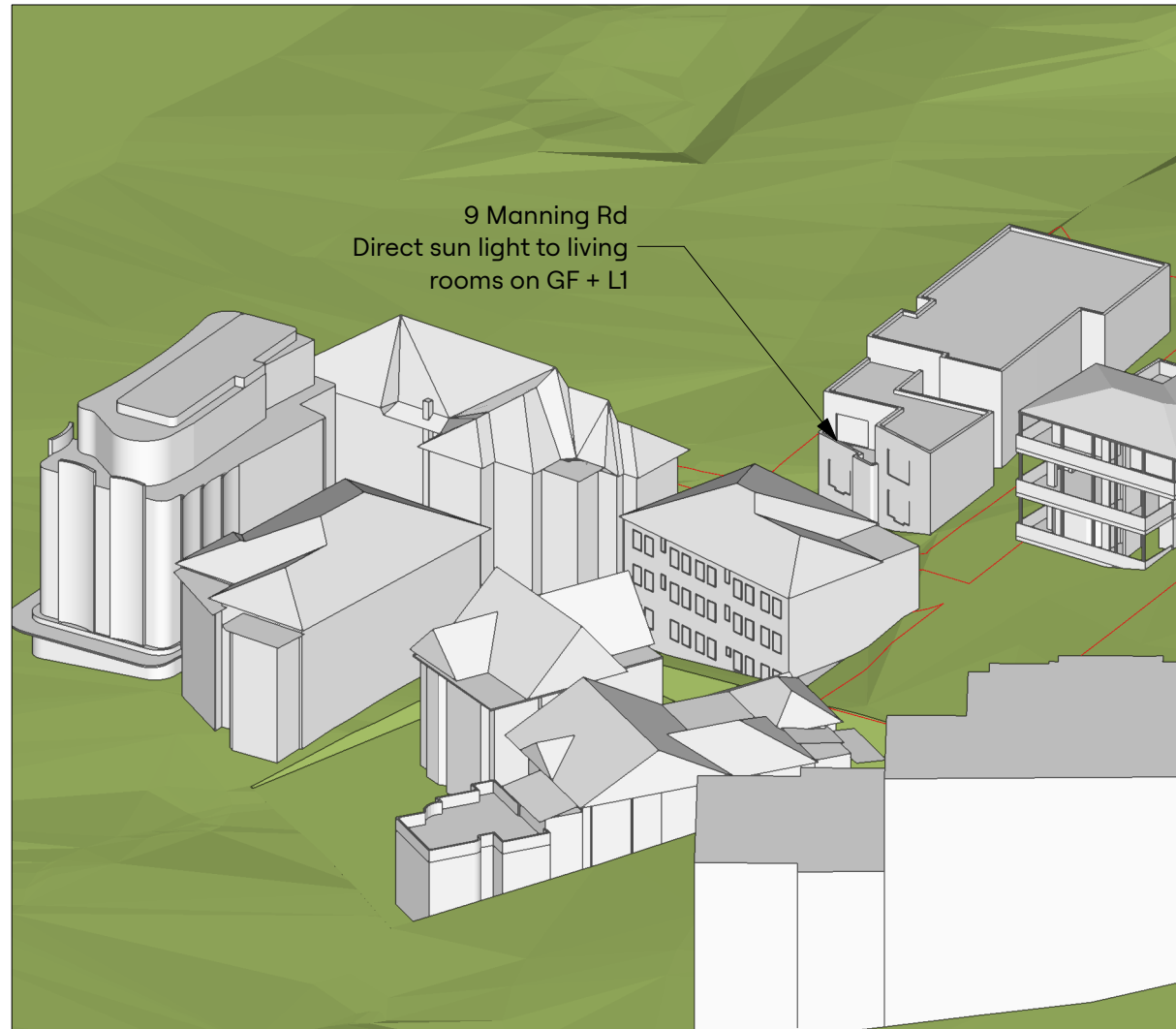
**13. Additional Shadow Impact Analysis**

job.no. **DA7.12** issue -  
scale AS NOTED  
plotdate 13/4/2026  
job.no. **2508/ 2510**

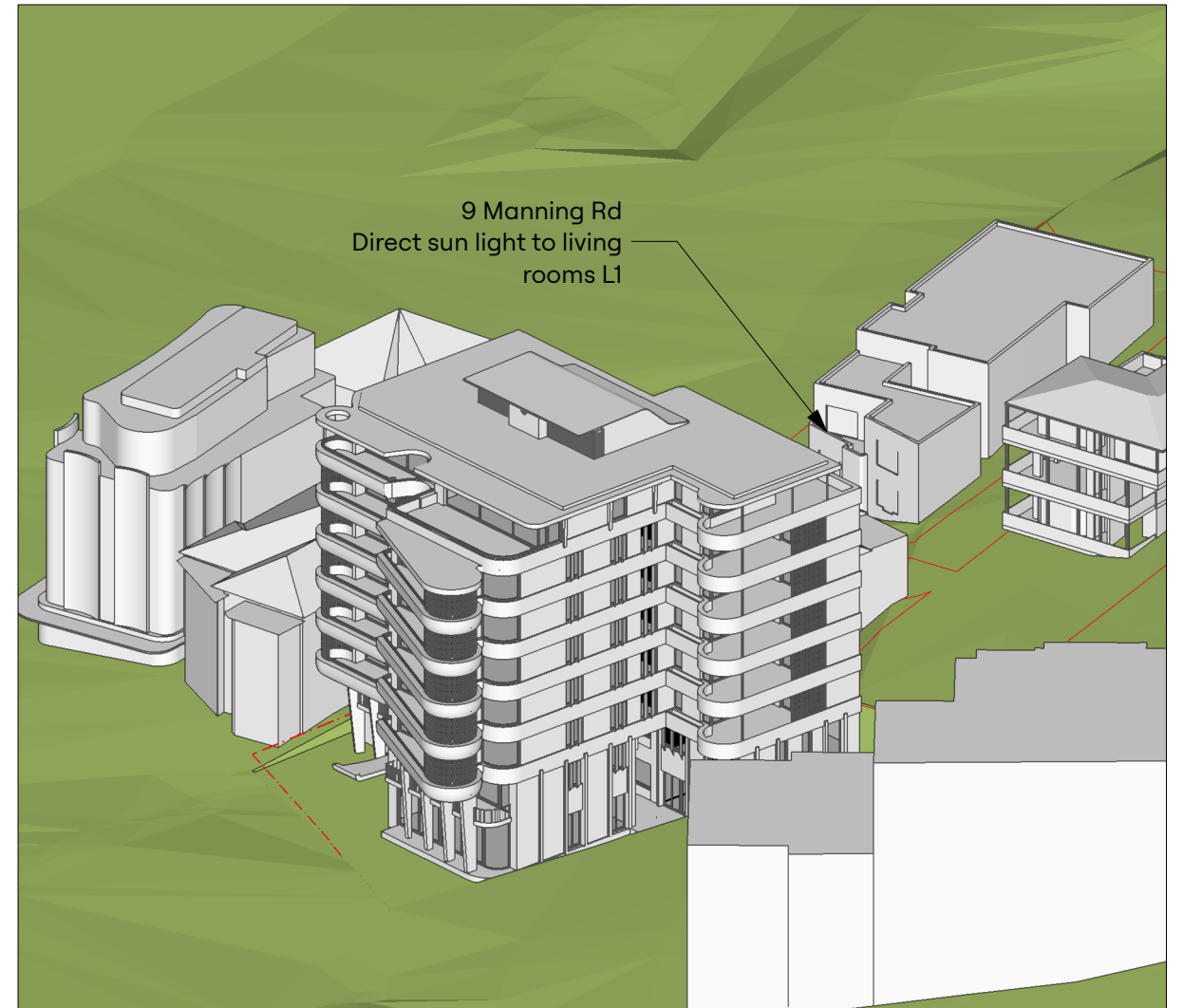
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**1 View from Sun @2pm - existing**  
Scale: 1:500



**2 View from Sun @2pm - proposal**  
Scale: 1:500

Note:  
Volumes for 5+9 Manning and 357 New South Head Rd have been modelled based on the relevant DA drawings that were submitted to Woollahra Municipal Council

issue	date	description
-	2.4.26	General Amendments

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project drawing Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

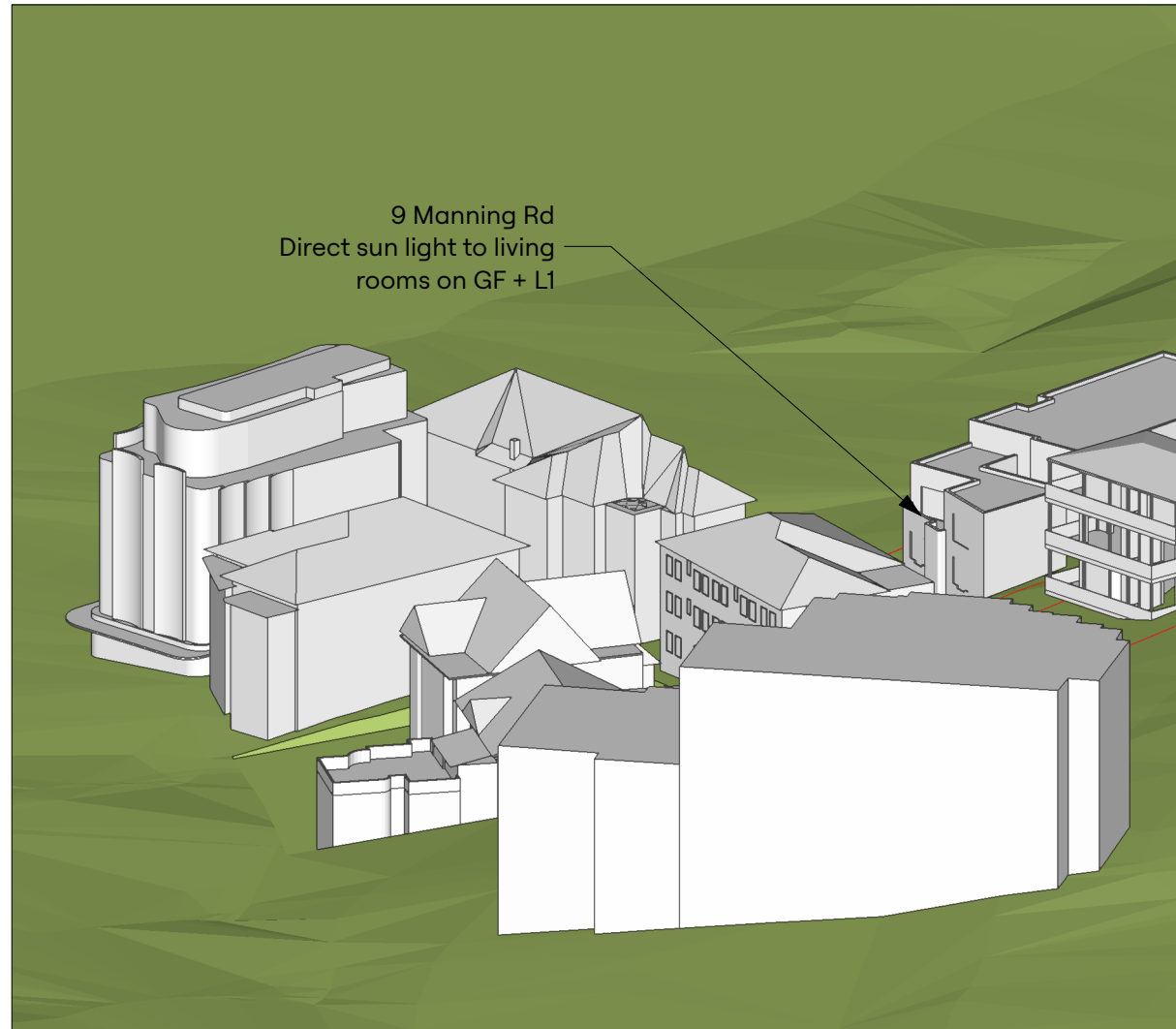
**13. Additional Shadow Impact Analysis**

job.no. **DA7.13** issue -  
scale AS NOTED  
plotdate 13/4/2026  
job.no. **2508/ 2510**

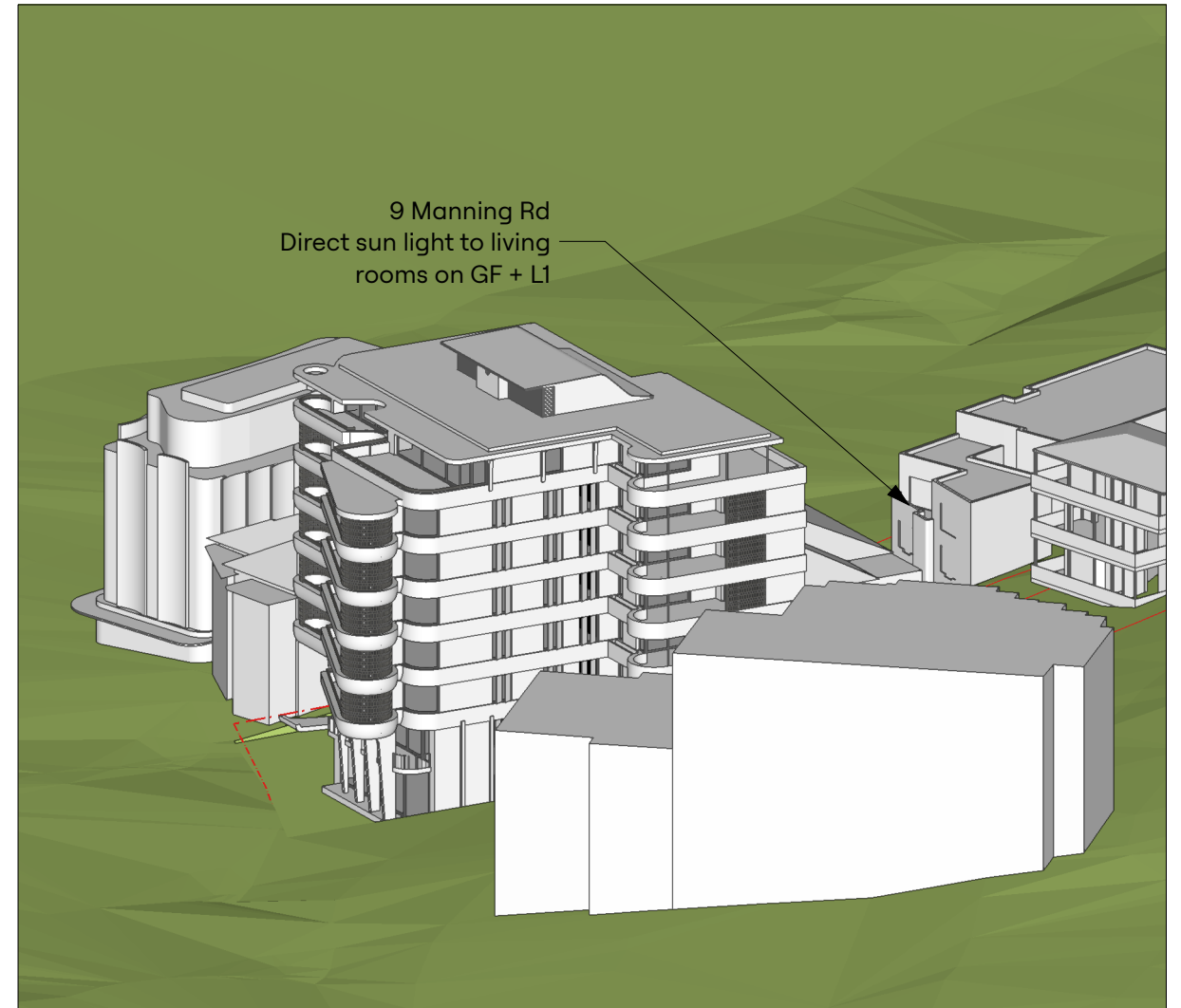
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**1 View from Sun @3pm - existing**  
Scale: 1:500



**2 View from Sun @3pm - proposal**  
Scale: 1:500

Note:  
Volumes for 5+9 Manning and 357 New South Head Rd have been modelled based on the relevant DA drawings that were submitted to Woollahra Municipal Council

issue	date	description
-	2.4.26	General Amendments

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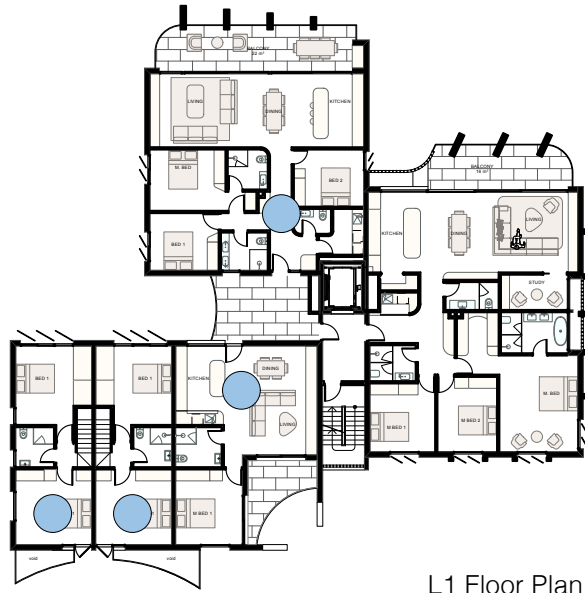
project drawing Shadow Impact Analysis  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

**13. Additional Shadow Impact Analysis**

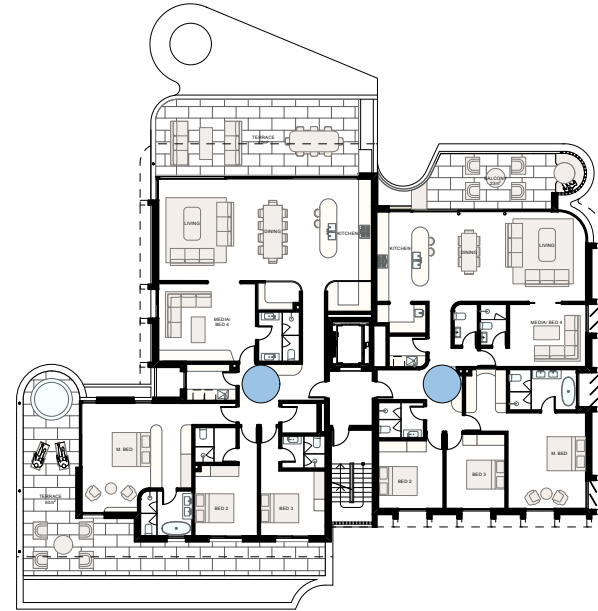
job.no. **2508/ 2510**  
drawing.no. **DA7.14** issue -  
scale AS NOTED  
plotdate 13/4/2026

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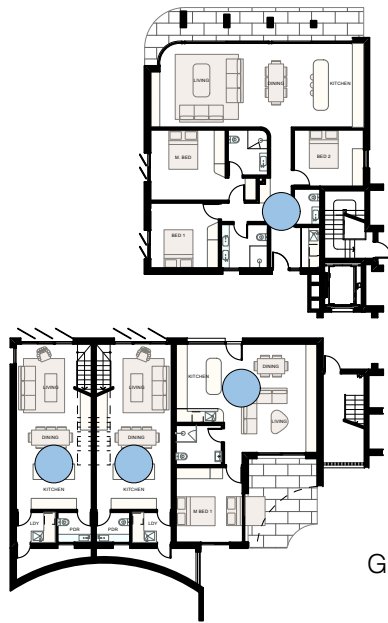




L1 Floor Plan



Top Floor Plan



Ground Floor Plan



Typ Floor Plan

ADG Compliance Checklist					
Residential Class Units		Units	Total	%	compliance
<b>Solar Access</b>	<b>&gt; 2hrs mid winter sun</b>	<b>22</b>	<b>24</b>	<b>92%</b>	<b>✓</b>
At least 70% of residential units must receive >2hrs of sun in mid-winter		2	24	8%	✓
0 hrs mid winter sun		0	24	0%	✓
<b>Cross Ventilation</b>	<b>min openings achieved</b>	<b>24</b>	<b>24</b>	<b>100%</b>	<b>✓</b>
At least 60% of residential units must be naturally cross ventilated		*Minimum openings required = 2.5% of internal unit area			
<b>Adaptability</b>	<b>silver level/ adaptable</b>	<b>0</b>	<b>24</b>	<b>0%</b>	<b>No</b>
At least 20% of residential units incorporate silver level universal design features		5	24	21%	✓

Residential Accomodation Schedule

Level	Unit No.	Type	Area			X-Ventilated	Solar Access		Hourly Breakdown							Total (hrs)	
			Internal (sqm)	Private Balcony (sqm)	Private Garden (sqm)		Compliance (>2hrs)*	Time Period (9am-3pm)	8am	9am	10am	11am	12pm	1pm	2pm		3pm
0	1	2 Bed	83	4	59	✓	✓	> 3 hr			X	X	X	X	X	X	5
	2	2 Bed	86	5	14	✓	✓	> 3 hr			X	X	X	X	X	4	
	3	1 Bed	61	15	25	✓	✓	2 hr						X	X	2	
	4	3 Bed	123	20	34	✓	✓	> 3 hr			X	X	X	X	X	X	6
1	5	1 Bed	61	9		✓	X	0.5 - 1 hr							X	1	
	6	3 Bed	116	25		✓	✓	> 3 hr		X	X	X	X	X	X	6	
	7	3 Bed	149	16		✓	X	0.5 - 1 hr		X	X					1	
2	8	3 Bed	148	20		✓	✓	> 3 hr			X	X	X	X	X	4	
	9	3 Bed	166	27		✓	✓	> 3 hr		X	X	X	X	X	X	6	
	10	4 Bed	170	22		✓	✓	> 3 hr		X	X	X	X	X	X	5	
3	11	3 Bed	148	20		✓	✓	> 3 hr			X	X	X	X	X	4	
	12	3 Bed	166	27		✓	✓	> 3 hr		X	X	X	X	X	X	6	
	13	4 Bed	170	22		✓	✓	> 3 hr		X	X	X	X	X	X	5	
4	14	3 Bed	148	20		✓	✓	> 3 hr			X	X	X	X	X	5	
	15	3 Bed	166	27		✓	✓	> 3 hr		X	X	X	X	X	X	6	
	16	4 Bed	170	22		✓	✓	> 3 hr		X	X	X	X	X	X	5	
5	17	3 Bed	148	20		✓	✓	> 3 hr			X	X	X	X	X	5	
	18	3 Bed	166	27		✓	✓	> 3 hr		X	X	X	X	X	X	6	
	19	4 Bed	170	22		✓	✓	> 3 hr		X	X	X	X	X	X	5	
6	20	3 Bed	148	20		✓	✓	> 3 hr			X	X	X	X	X	5	
	21	3 Bed	166	27		✓	✓	> 3 hr		X	X	X	X	X	X	6	
	22	4 Bed	170	22		✓	✓	> 3 hr		X	X	X	X	X	X	5	
7	23	4 Bed	206	105		✓	✓	> 3 hr		X	X	X	X	X	X	6	
	24	4 Bed	170	22		✓	✓	> 3 hr		X	X	X	X	X	X	6	

<b>Total</b>	<b>24</b>				24												
<b>Unit Mix</b>																	
1 Bed	2	8%															
2 Bed	2	8%															
3 Bed	13	54%															
4 Bed	7	29%															
adaptable	3	13%															

0 hrs mid winter sun	0	0%
≤ 2 hrs mid winter sun	2	8%
≥ 2 hrs mid winter sun	22	92%
<b>Total</b>	<b>24</b>	

● Cross ventilated

issue - date 16.9.25 description da\_issue

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project drawing ADG solar + ventilation  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no. drawing.no. DA8.2 issue -  
scale NTS  
plotdate 16/9/2025  
2508/ 2510


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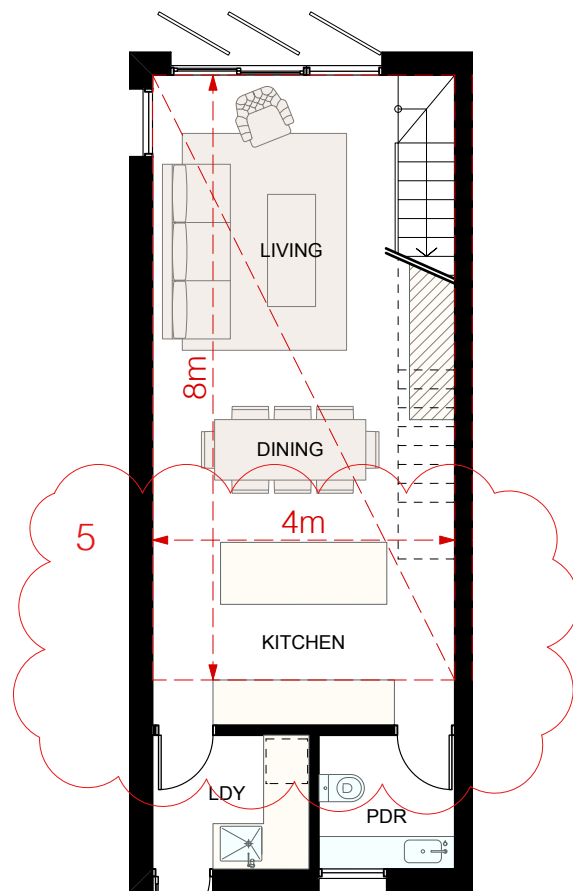


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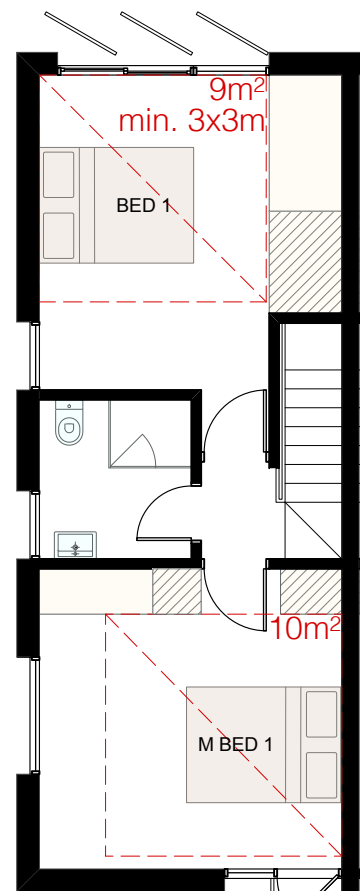
List of amendments

5. Amended internal layout for unit 1 +2 to achieve a open living depth of 8m from window

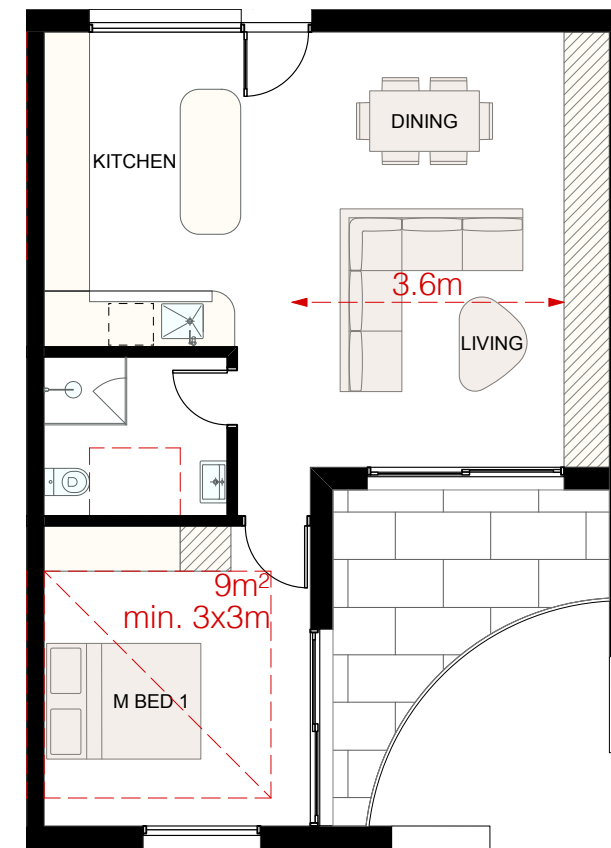
 storage



**Unit 1+2, lower level**  
2 bed  
83m<sup>2</sup>  
8m<sup>3</sup> storage within the apartment,



**Unit 1+2, upper level**



**Unit 3+5**  
1 bed  
61m<sup>2</sup>  
9m<sup>3</sup> storage within the apartment  
(+ meeting silver level of the LHD guidelines)

issue	date	description
-	16.9.25	da_issue
A	2.4.26	General Amendments

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project drawing Unit types  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no. DA8.3 issue A  
scale 1:100  
plotdate 13/4/2026  
2508/ 2510


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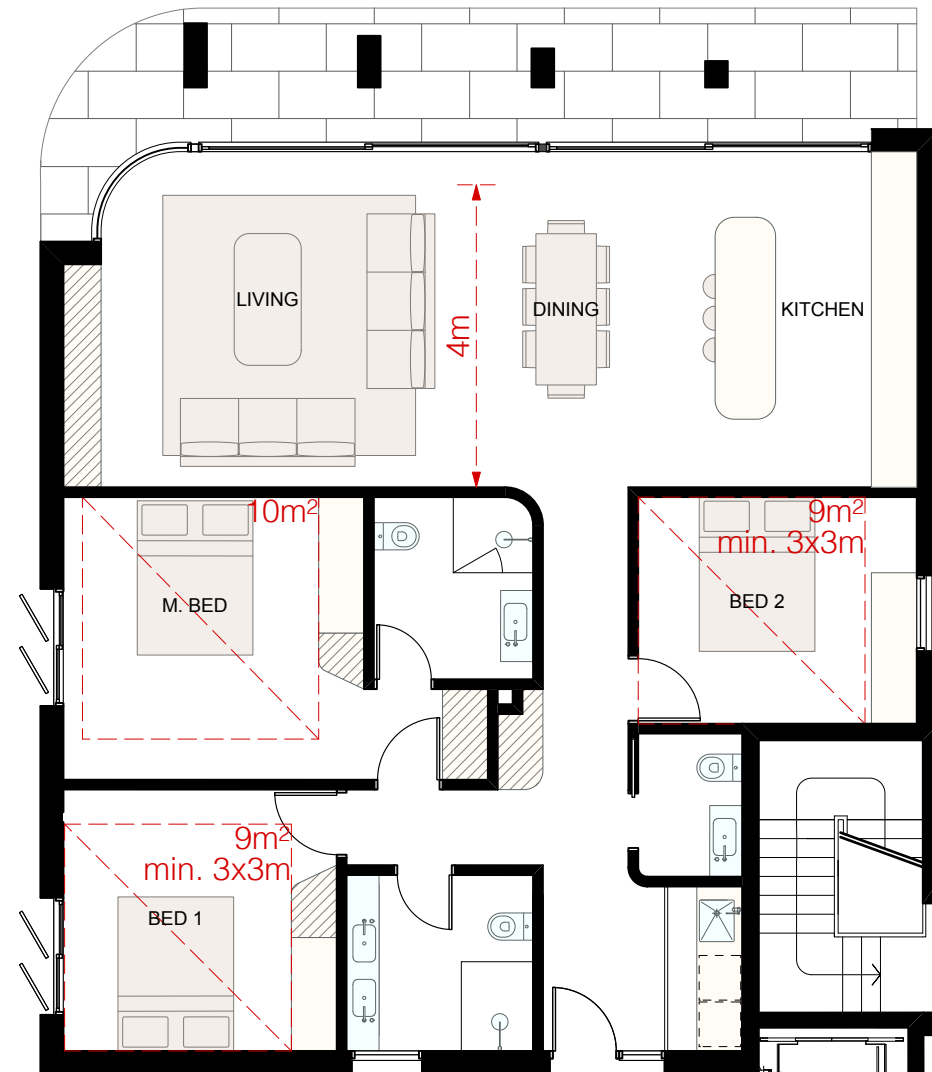


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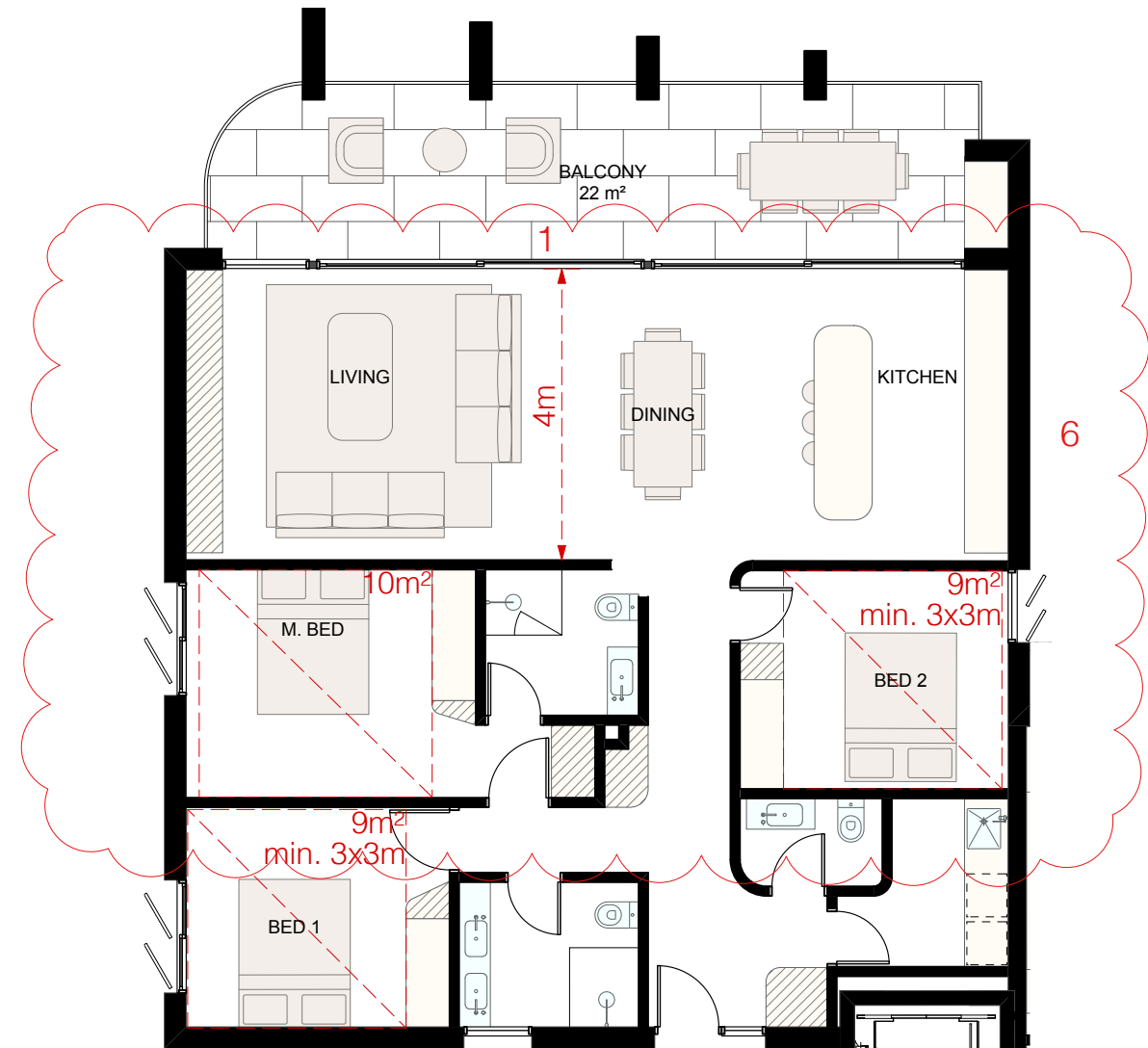
List of amendments

6. Amended unit 6 layout to achieve 4m width on living room

 storage



**Unit 4**  
3 bed  
123m<sup>2</sup>  
9m<sup>3</sup> storage within the apartment



**Unit 6**  
3 bed  
116m<sup>2</sup>  
11m<sup>3</sup> storage within the apartment

issue	date	description
-	16.9.25	da_issue
A	2.4.26	General Amendments

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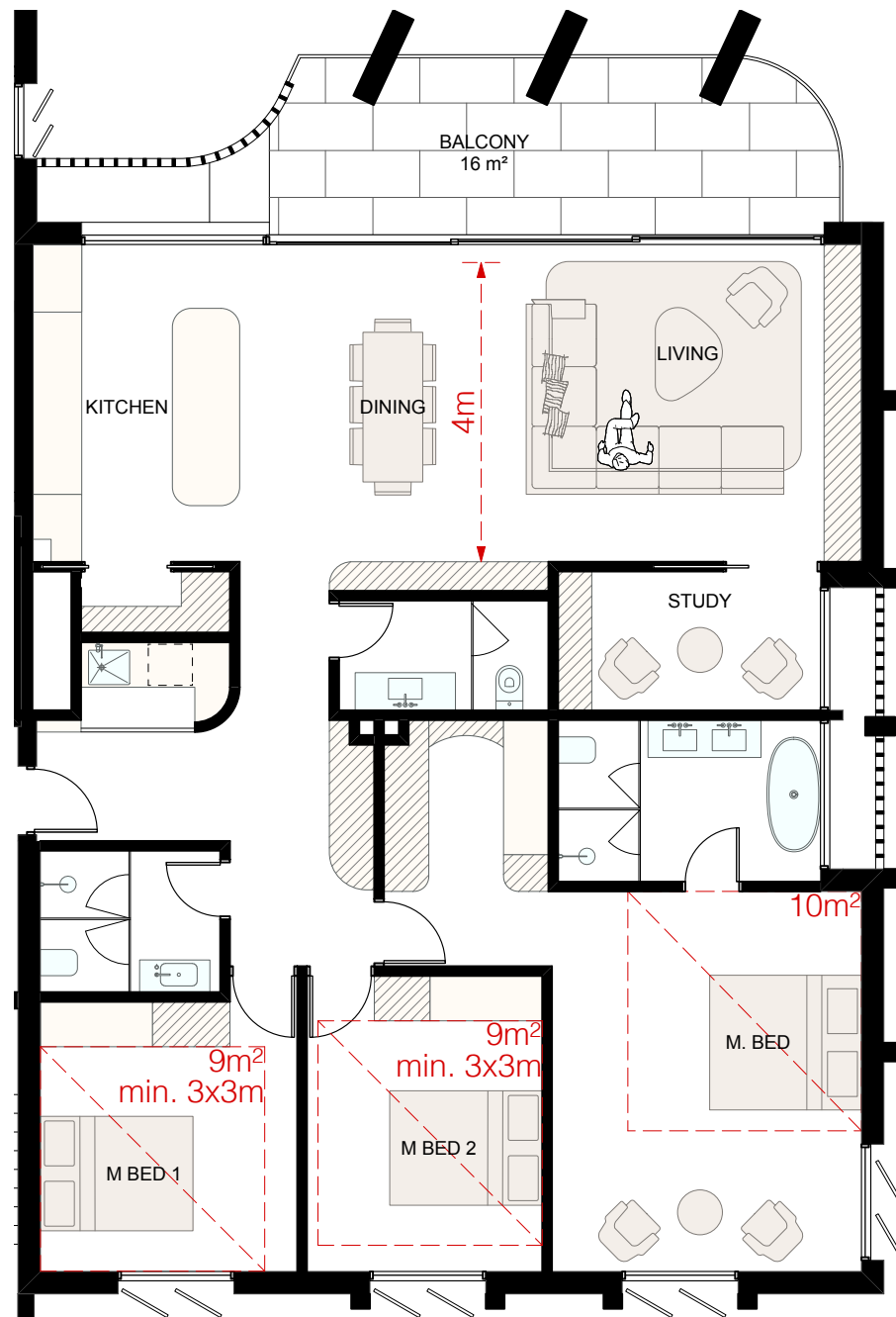
project drawing Unit types  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no. drawing.no. DA8.4 issue A  
scale 1:100  
plotdate 13/4/2026  
2508/ 2510

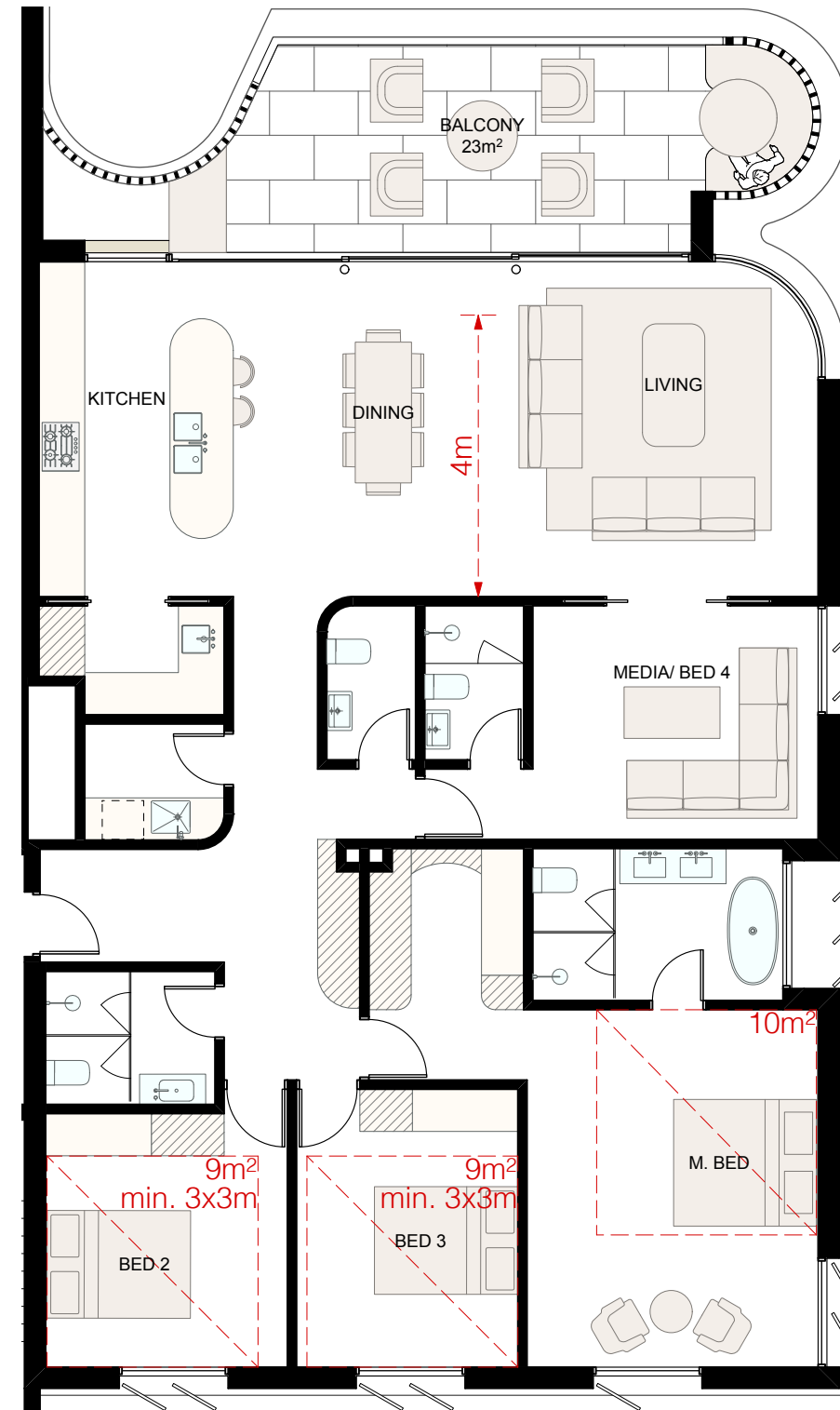
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**Unit 7**  
 3+ bed  
 149m<sup>2</sup>  
 11m<sup>3</sup> storage within the apartment



storage

**Unit 10, 13, 16, 19, 22, 24**  
 4 bed  
 170m<sup>2</sup>  
 13m<sup>3</sup> storage within the apartment

issue - date 16.9.25 description da\_issue

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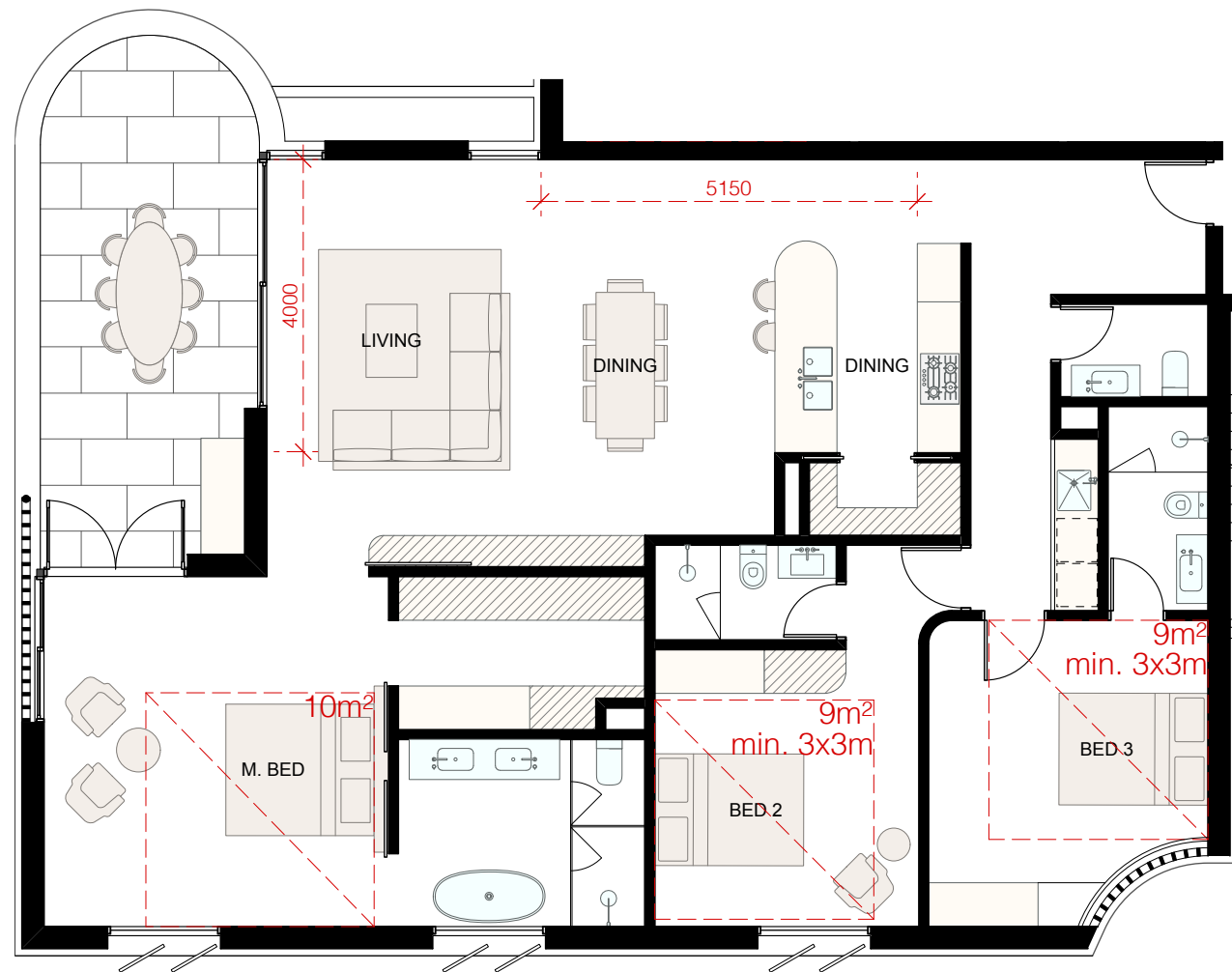
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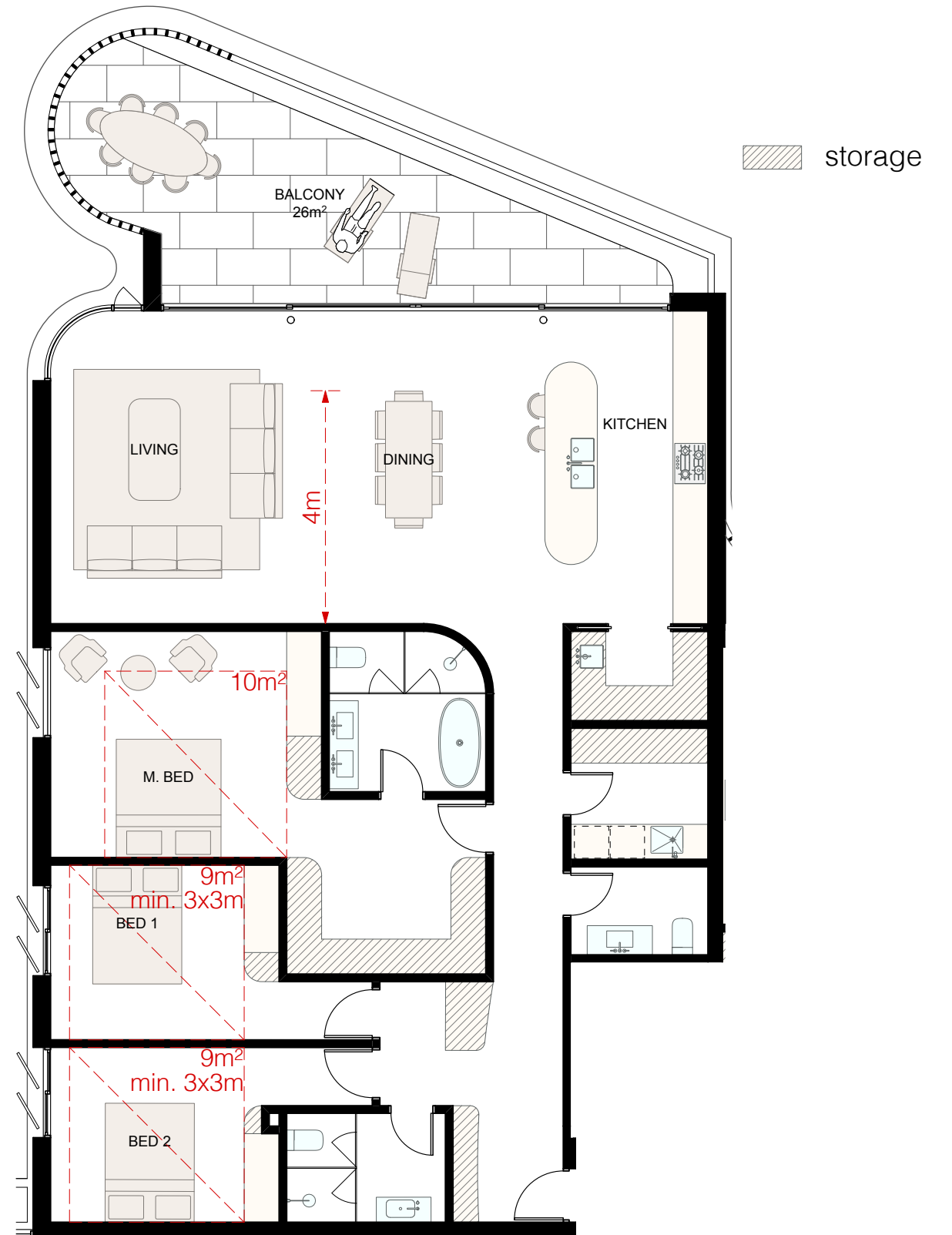
project drawing Unit types  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

job.no. DA8.5 issue -  
 scale 1:100  
 plotdate 16/9/2025  
 2508/ 2510





**Unit 8, 11, 14, 17, 20**  
 3 bed  
 148m<sup>2</sup>  
 15m<sup>3</sup> storage within the apartment



**Unit 9, 12, 15, 18, 21**  
 4 bed  
 166m<sup>2</sup>  
 15m<sup>3</sup> storage within the apartment

issue	date	description
-	16.9.25	da_issue

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**project** **Unit types**  
 new apartment block  
 351 - 353 new south head  
 road, double bay nsw 2028

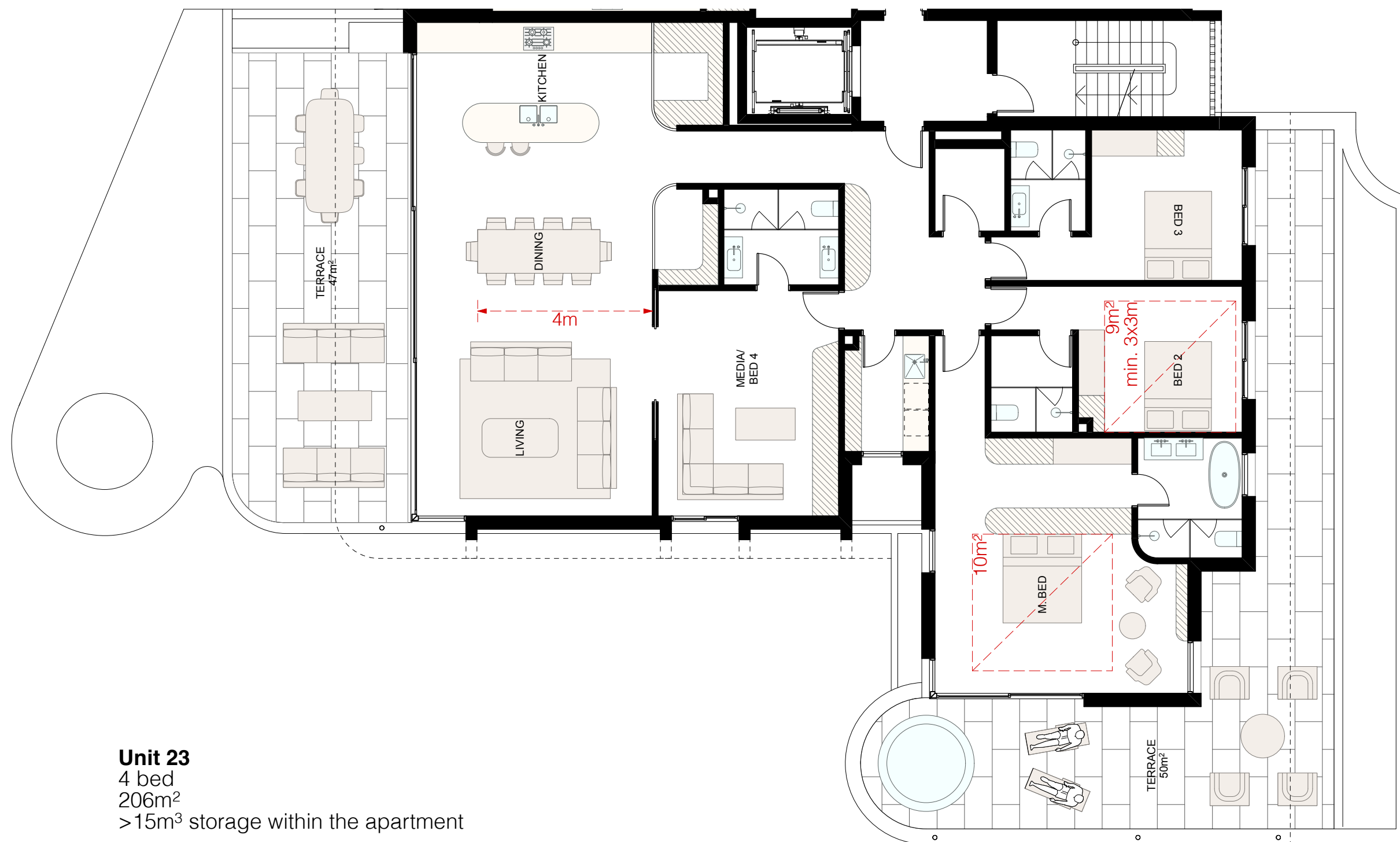
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**drawing.no.** **DA8.6** issue -  
 scale 1:100  
 plotdate 16/9/2025

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 storage



**Unit 23**  
 4 bed  
 206m<sup>2</sup>  
 >15m<sup>3</sup> storage within the apartment

issue - date 16.9.25 description da\_issue

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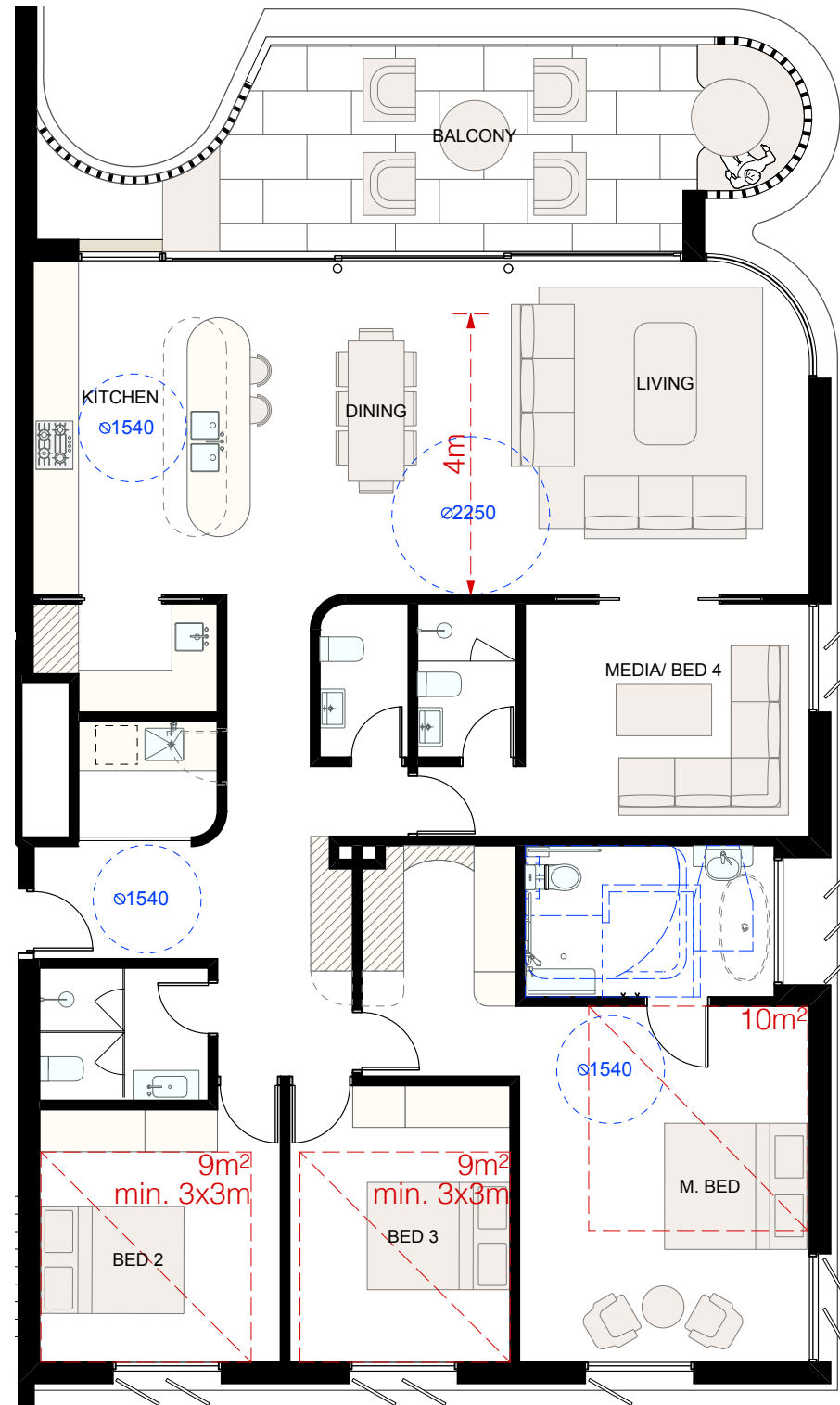
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project drawing Unit types  
 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

job.no. drawing.no. DA8.7 issue -  
 scale 1:100  
 plotdate 16/9/2025  
 2508/ 2510



**Adaptable Unit 10, 13, 16**  
 (+ meeting silver level of the LHD guidelines)

issue	date	description
-	16.9.25	da_issue

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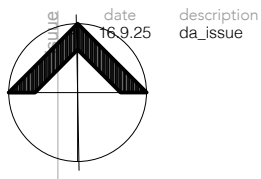
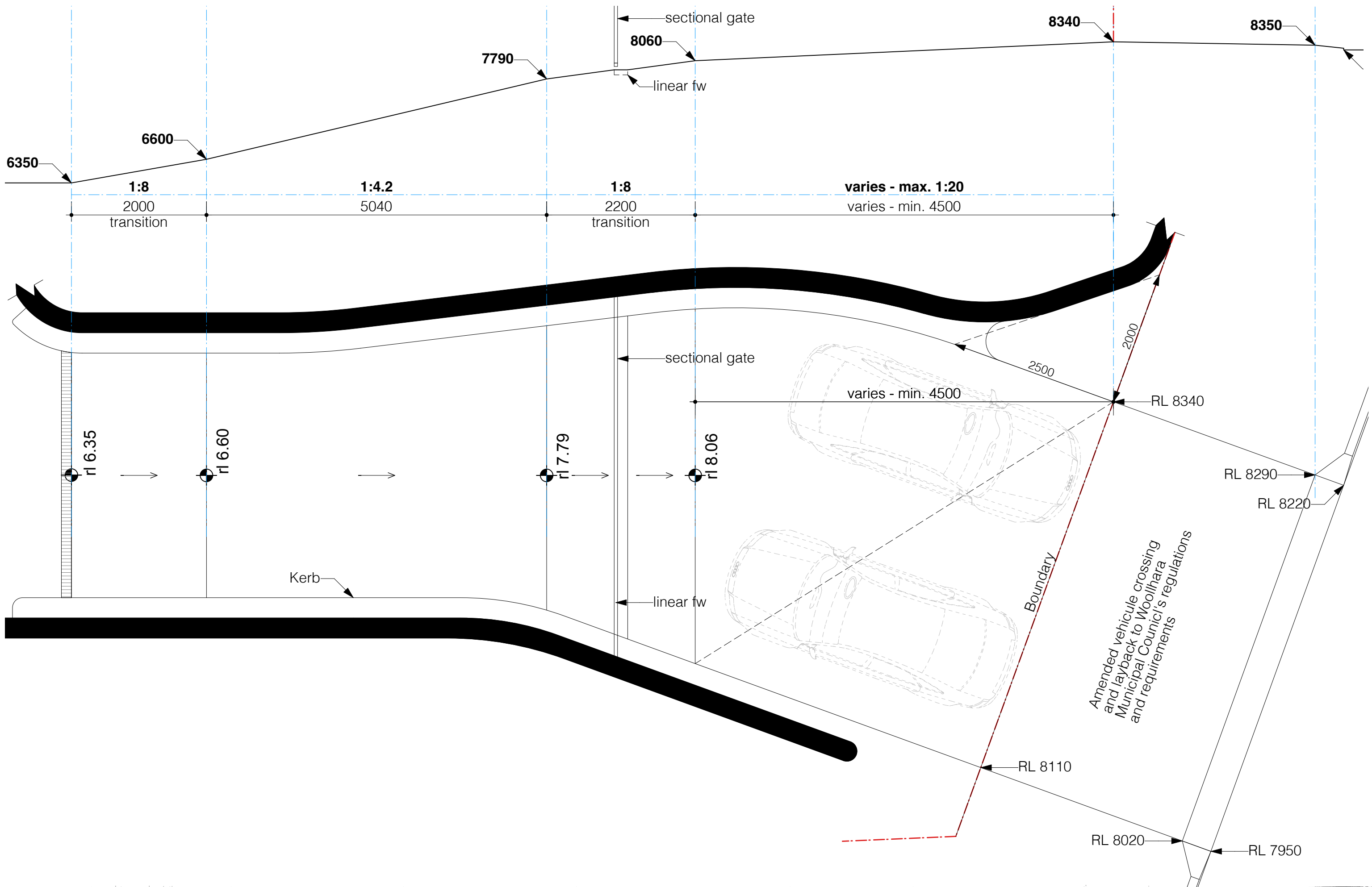
project drawing  
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 new apartment block  
 351 - 353 new south head road, double bay nsw 2028

job.no. drawing.no. issue  
 DA8.8 -  
 scale 1:100  
 plotdate 16/9/2025  
 2508/ 2510

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project drawing  
**Driveway Section**  
new apartment block  
351 - 353 new south head road, double bay nsw 2028

job.no.  
**DA11.1** issue  
scale 1:50  
plotdate 16/9/2025  
**2508/ 2510**

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