

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

DEVELOPMENT APPLICATION
AUGUST 2020



DRAWING LIST

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DA_04	plan - basement 1
DA_05	plan - ground floor
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DA_07	plan - level 2
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DA_10	plan - level 5
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DA_12	plan - roof
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DA_15	elevations - east
DA_16	elevations - north
DA_17	elevations - west
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DA_32	solar analysis 2pm
DA_33	solar analysis 3pm

SITE DETAILS

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

BASIX CERTIFICATE

The applicant must comply with the requirements of the BASIX certificate

FINISHES & NOTATIONS LEGEND

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

issue	date	description
----	18.08.20	da_issue

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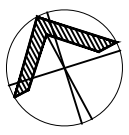
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F +61 2 9281 0196
E info@luigirosselli.com

ABN 80 003 635 372
NOM REG NO. 4895

cover sheet
mixed use development
19-27 cross street, double bay

DA_00 issue -
scale nts
plotdate 8/27/2020 6:54 PM
cadfile cover sheet.dwg
1725





issue	date	description
18.08.20	da_issue	

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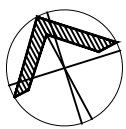
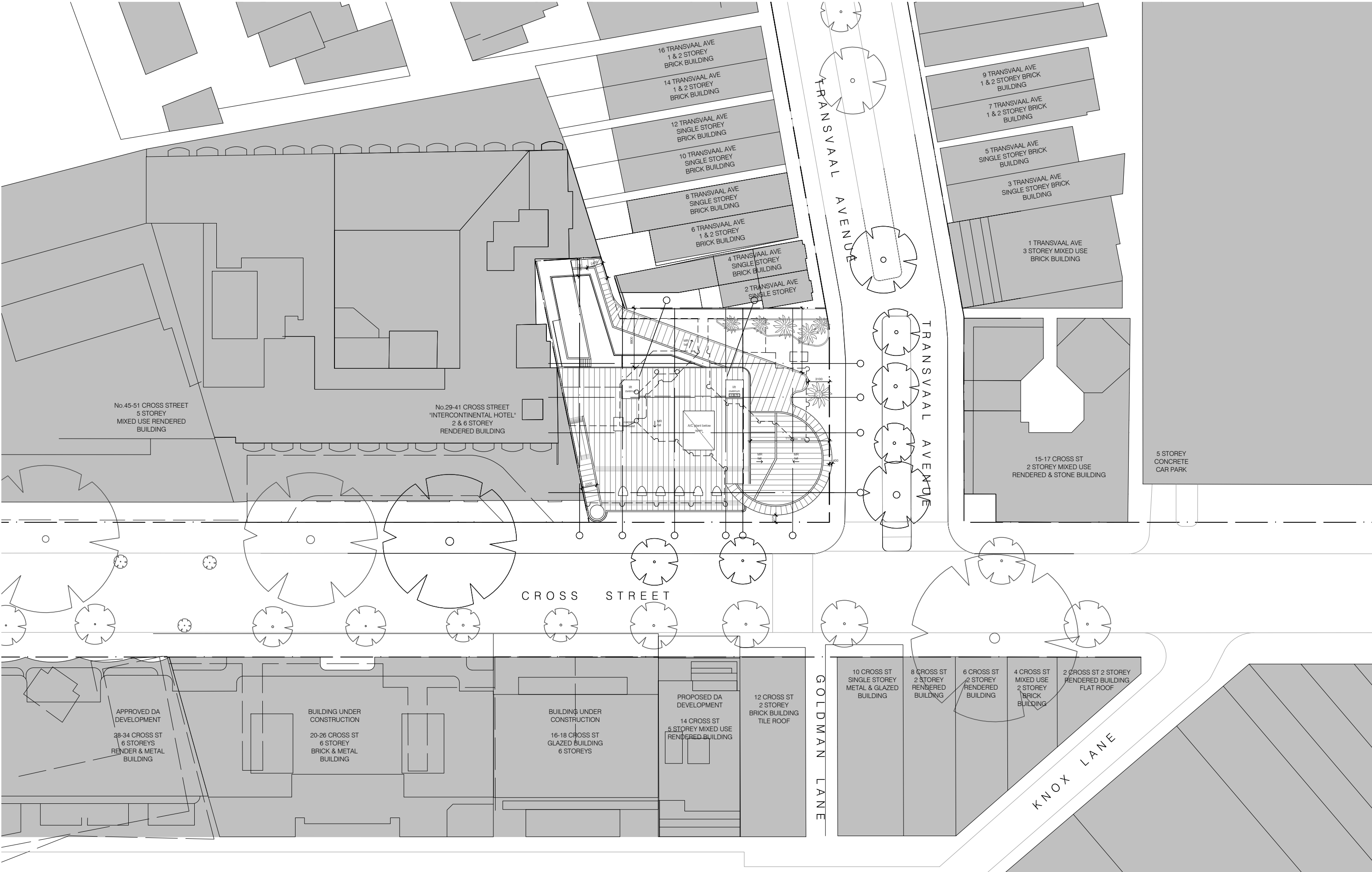
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site analysis
mixed use development
19-27 cross street, double bay

DA_01 issue -
scale nts
plotdate 8/27/2020 6:54 PM
cadfile site analysis.dwg
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issue	date	description
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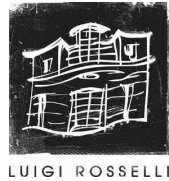
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NOM REG NO. 4895

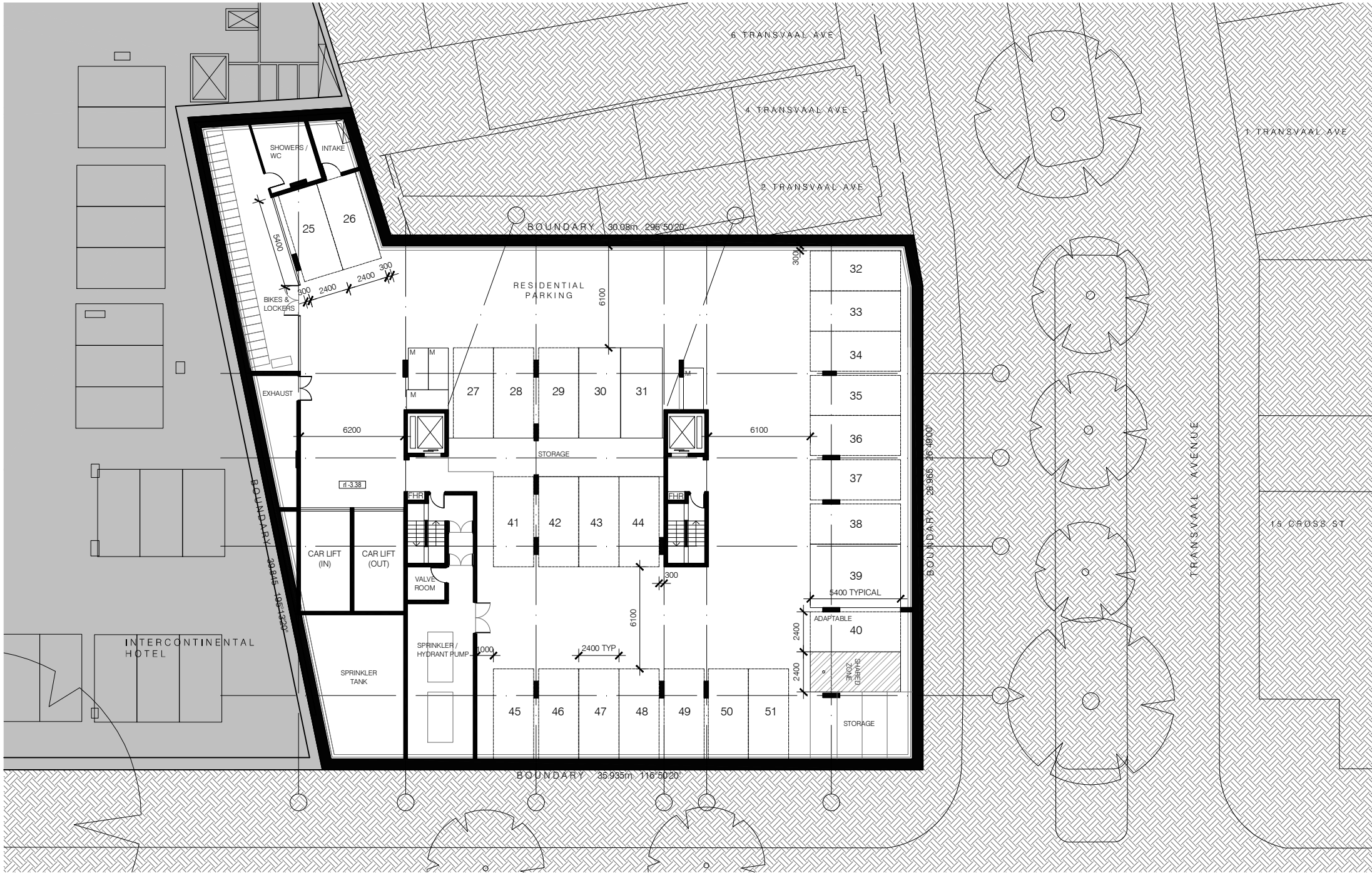
site plan

mixed use development
19-27 cross street, double bay

DA_02 issue -
scale 1:500@a3 / 1:250@a1
plotdate 8/27/2020 6:55 PM
cadfile site plan.dwg

1725





issue	date	description
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A	14.09.20	da - additional Information

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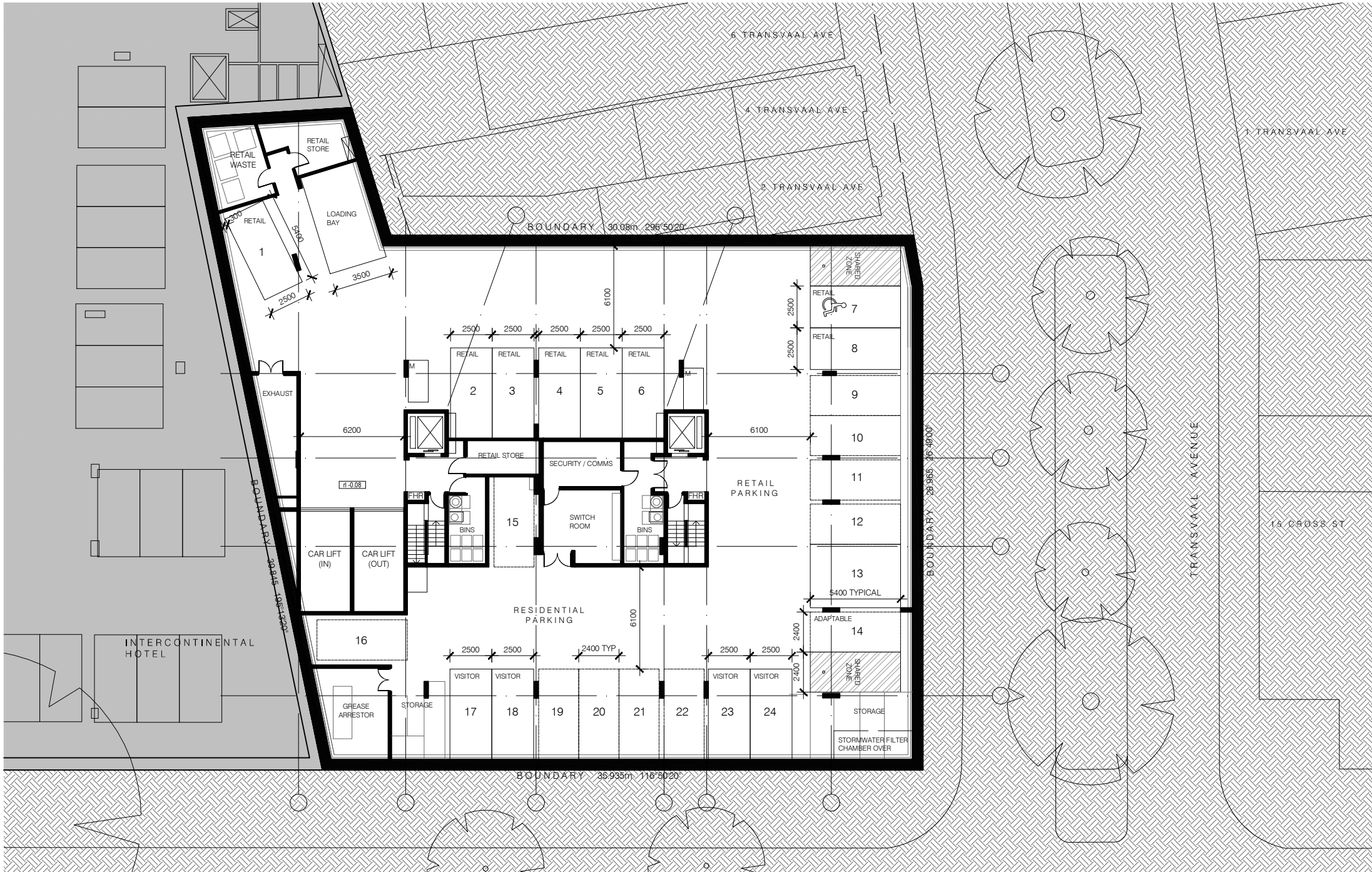
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plan - basement 2

mixed use development
19-27 cross street, double bay

DA_03 issue A
scale 1:200@a3 / 1:100@a1
plotdate 9/14/2020 5:22 PM
cadfile plan - basement 2.dwg
1725





issue
 date 18.08.20
 description da_issue
 A 14.09.20 da - additional Information

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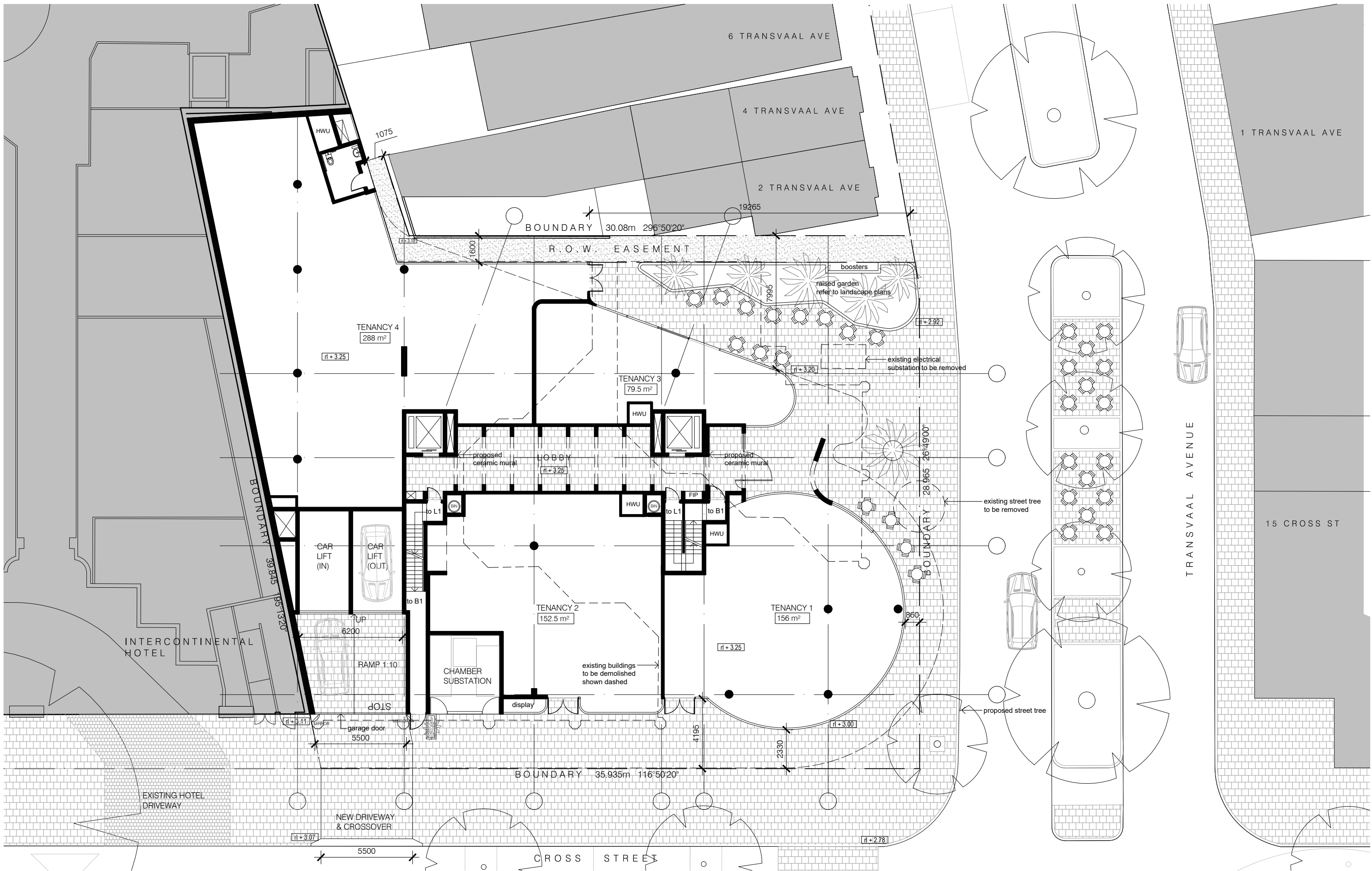
about
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plan - basement 1

mixed use development
 19-27 cross street, double bay

DA_04 issue A
 scale 1:200@a3 / 1:100@a1
 plotdate 9/14/2020 5:22 PM
 cadfile plan - basement 1.dwg
 1725





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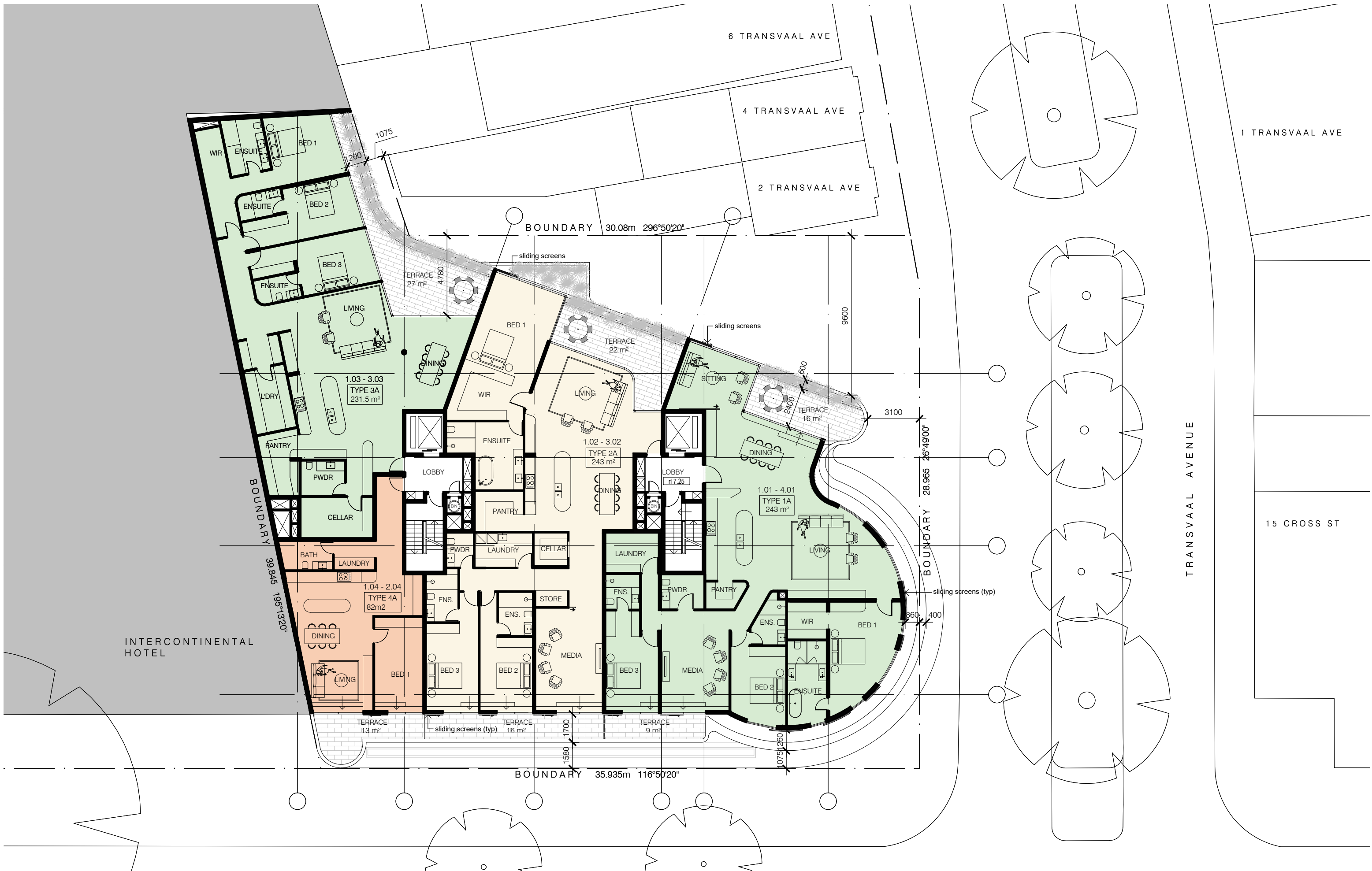
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plan - ground floor
mixed use development
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DA_05 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - ground floor.dwg
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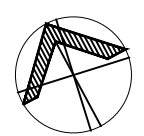
plan - level 1
mixed use development
19-27 cross street, double bay

DA_06 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - level 1.dwg
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INTERCONTINENTAL HOTEL



issue	date	description
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plan - level 2

mixed use development
19-27 cross street, double bay

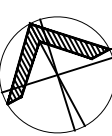
DA_07 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - level 2.dwg
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INTERCONTINENTAL HOTEL



issue	date	description
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plan - level 3

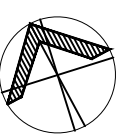
mixed use development
19-27 cross street, double bay

DA_08 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - level 3.dwg
1725





INTERCONTINENTAL HOTEL



issue	date	description
18.08.20	da_issue	

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plan - level 4

mixed use development
19-27 cross street, double bay

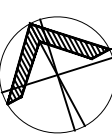
DA_09 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - level 4.dwg
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INTERCONTINENTAL
HOTEL



date	description
18.08.20	da_issue

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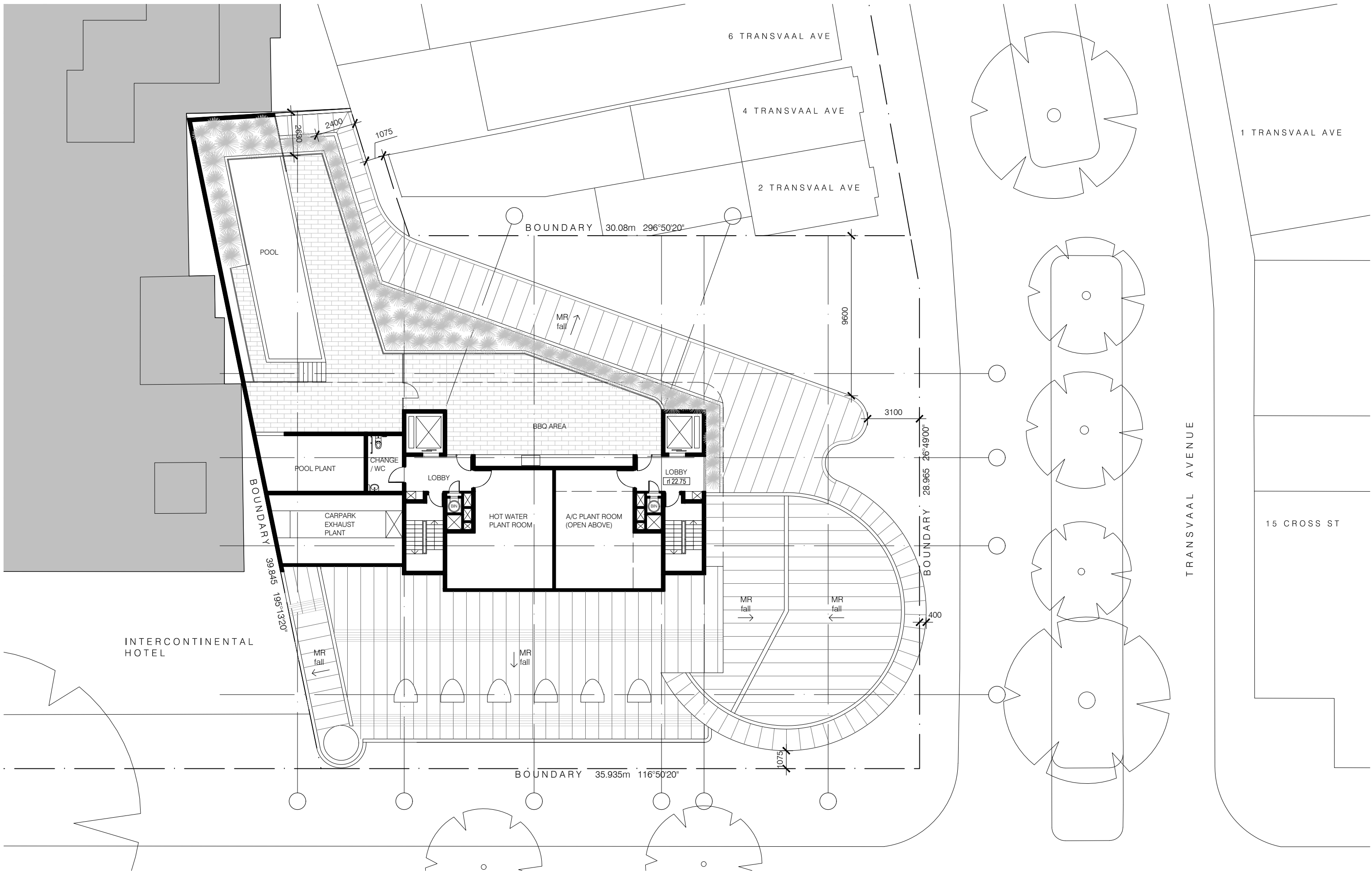
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plan - level 5
mixed use development
19-27 cross street, double bay

DA_10 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - level 5.dwg
1725



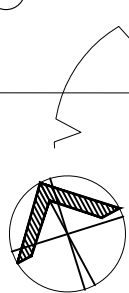
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INTERCONTINENTAL
HOTEL

TRANSVAAL AVENUE

15 CROSS ST



issue	date	description
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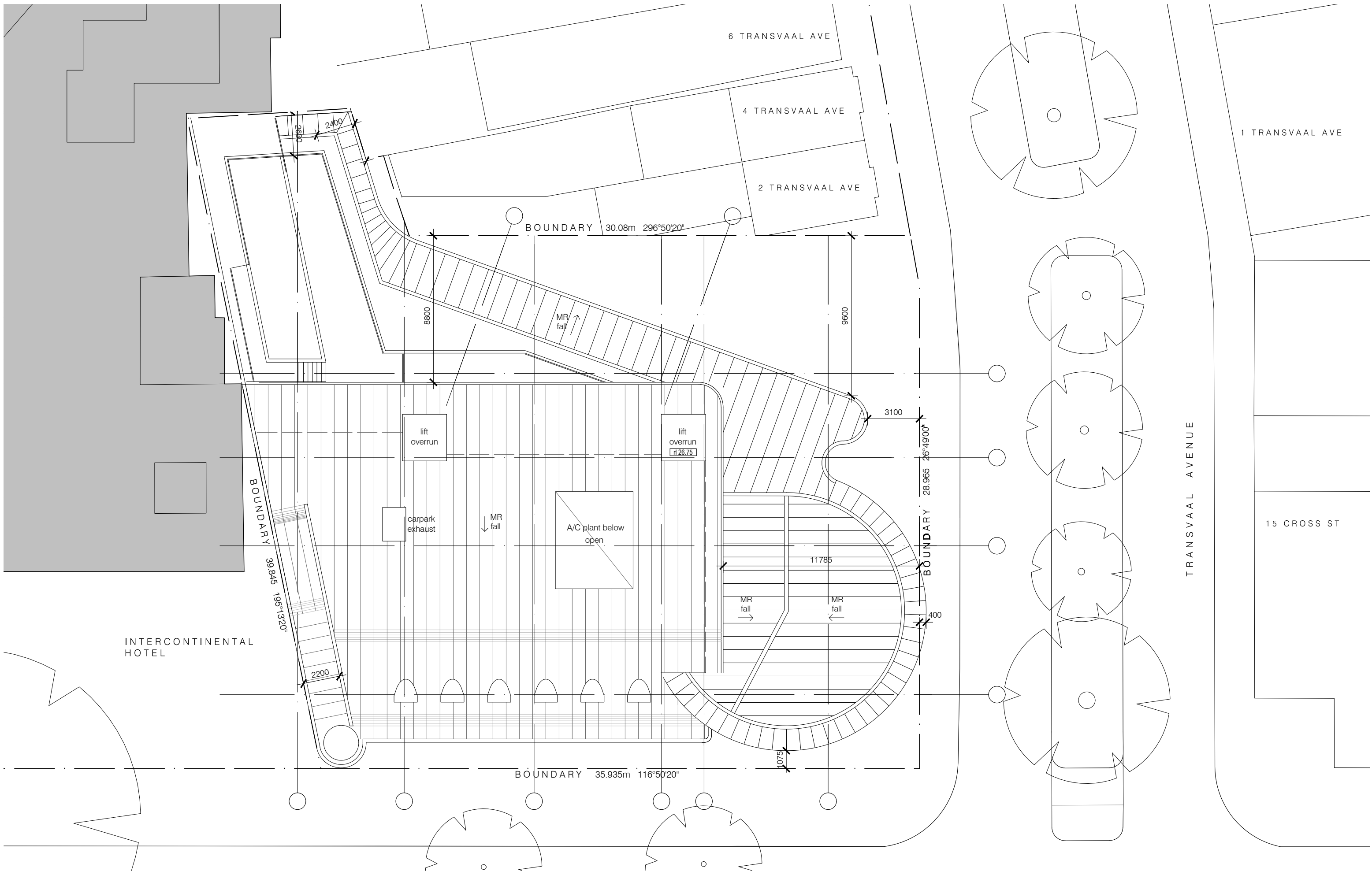
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plan - roof terrace
mixed use development
19-27 cross street, double bay

DA_11 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - roof terrace.dwg
1725



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INTERCONTINENTAL
HOTEL

6 TRANSVAAL AVE

4 TRANSVAAL AVE

2 TRANSVAAL AVE

1 TRANSVAAL AVE

15 CROSS ST

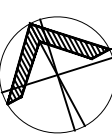
TRANSVAAL AVENUE

BOUNDARY 30.08m 296°50'20"

BOUNDARY 39.845 195°13'20"

BOUNDARY 35.935m 116°50'20"

BOUNDARY 28.965 26°49'00"



issue	date	description
----	18.08.20	da_issue

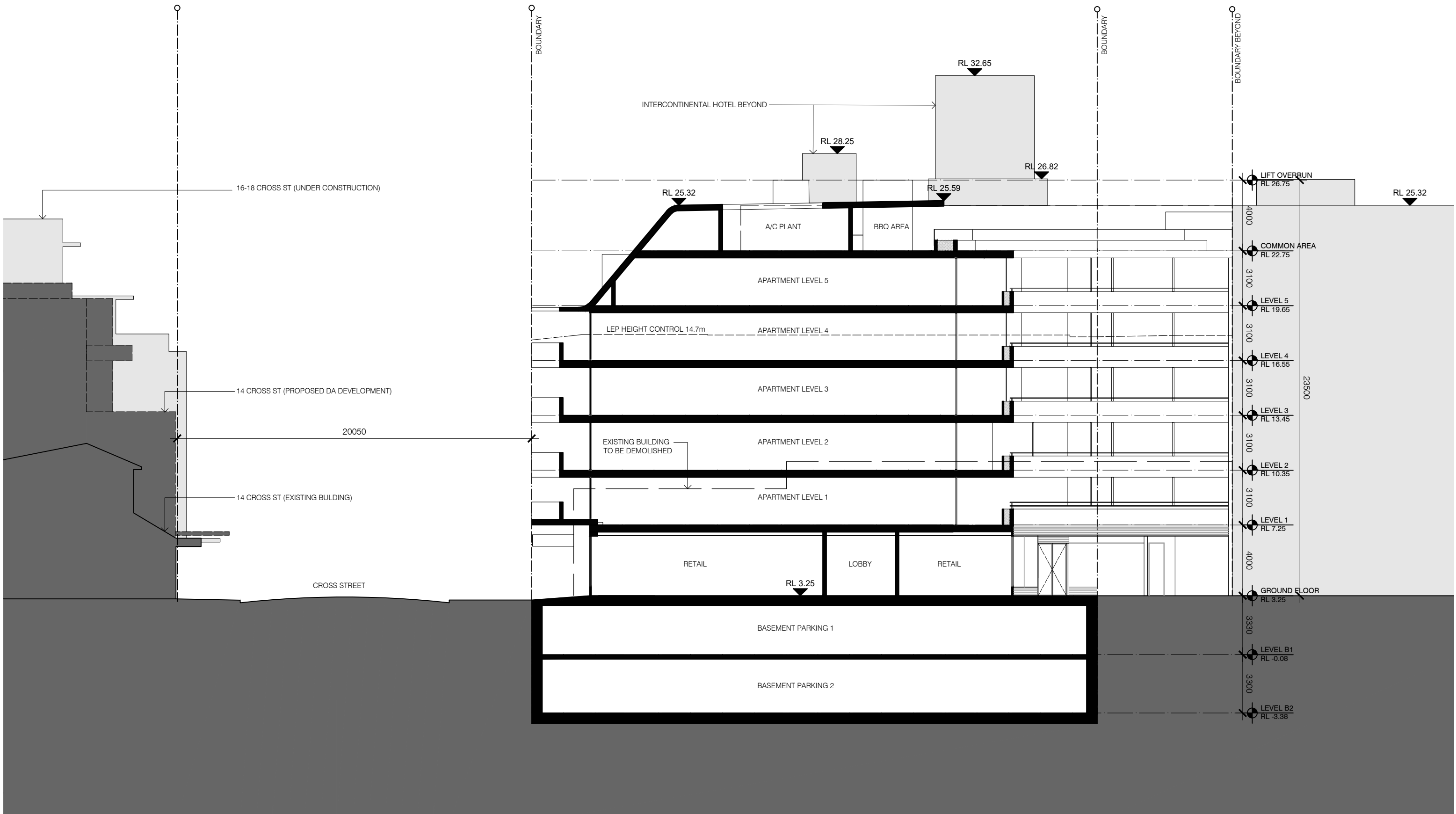
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plan - roof
mixed use development
19-27 cross street, double bay

DA_12 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile plan - roof.dwg
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section aa

mixed use development
19-27 cross street, double bay

DA_13 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:55 PM
cadfile section aa.dwg
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elevation - south

mixed use development
19-27 cross street, double bay

DA_14 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:56 PM
cadfile elevation - south.dwg
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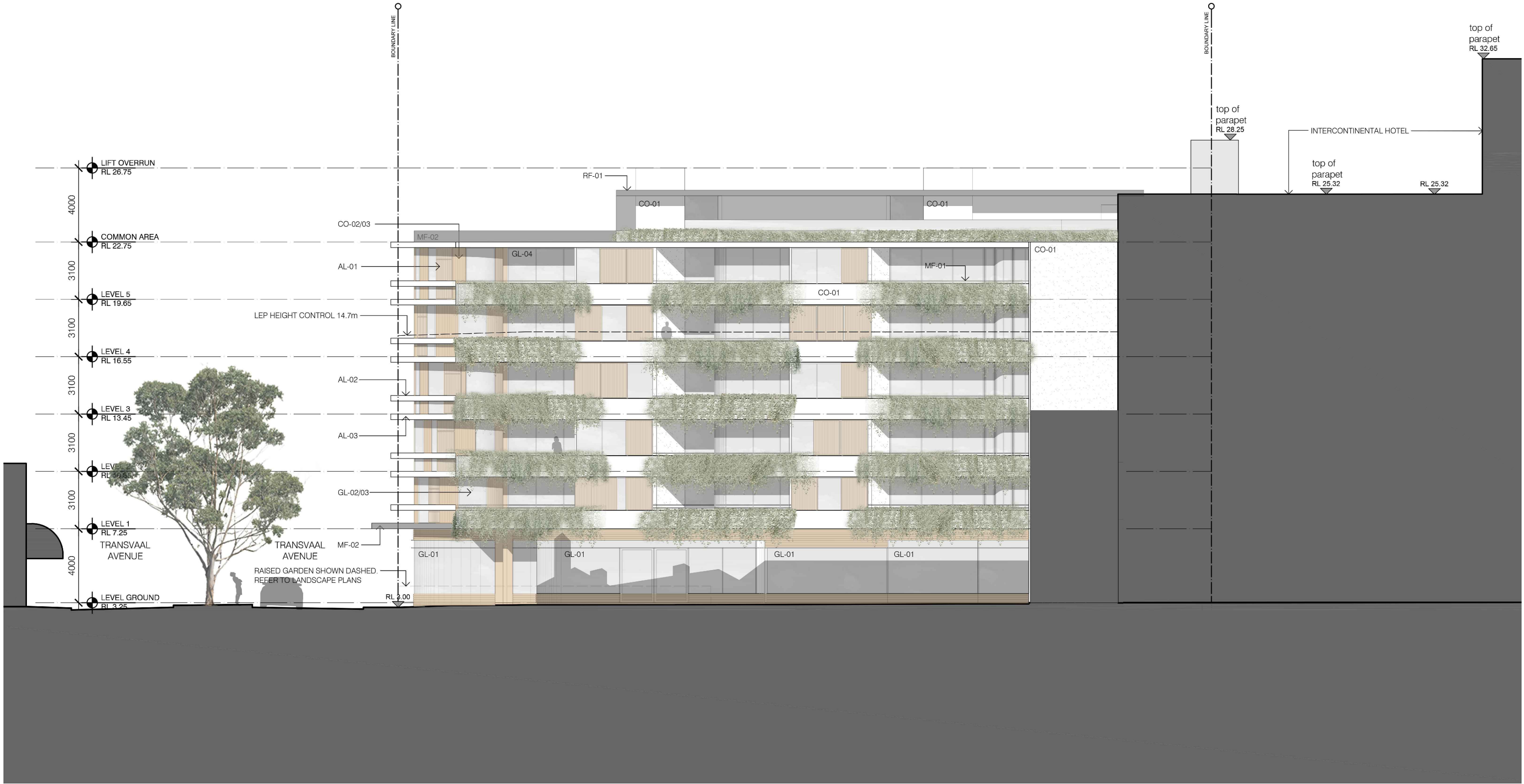
ABN 80 003 635 372
NOM REG NO. 4895

elevation - east

mixed use development
19-27 cross street, double bay

DA_15 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:56 PM
cadfile elevation - east.dwg
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elevation - north
mixed use development
19-27 cross street, double bay

DA_16 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:56 PM
cadfile elevation - north.dwg
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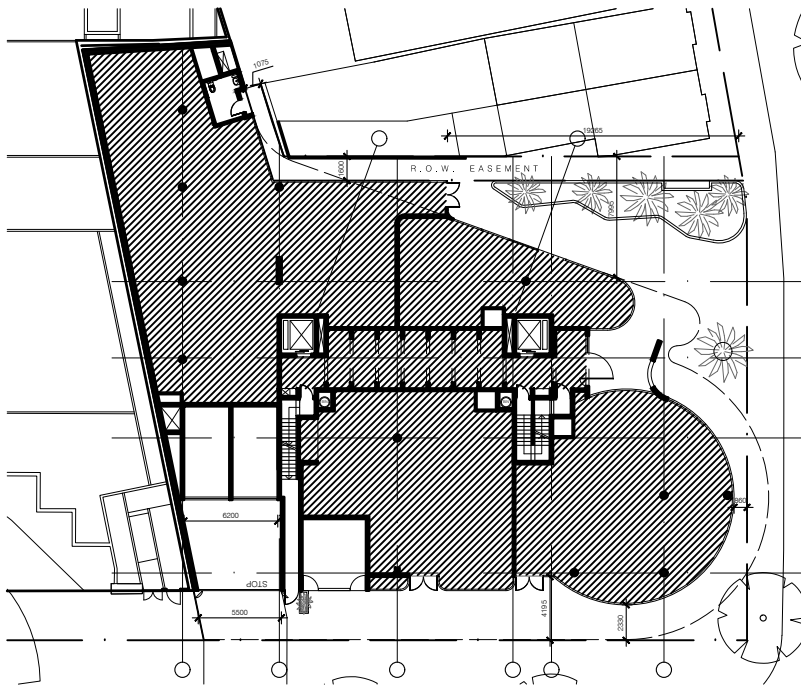
ABN 80 003 635 372
NOM REG NO. 4895

elevation - west

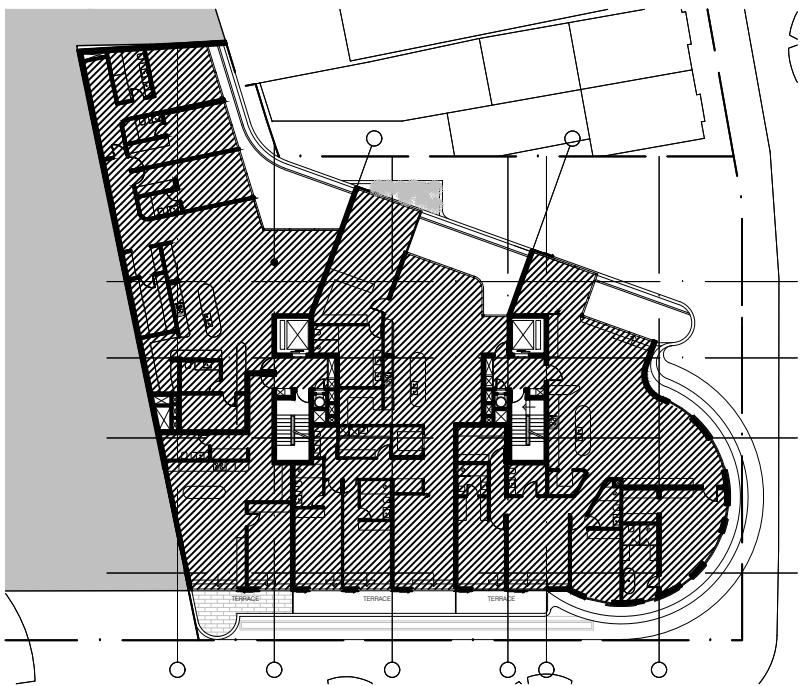
mixed use development
19-27 cross street, double bay

DA_17 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:56 PM
cadfile elevation - west.dwg
1725

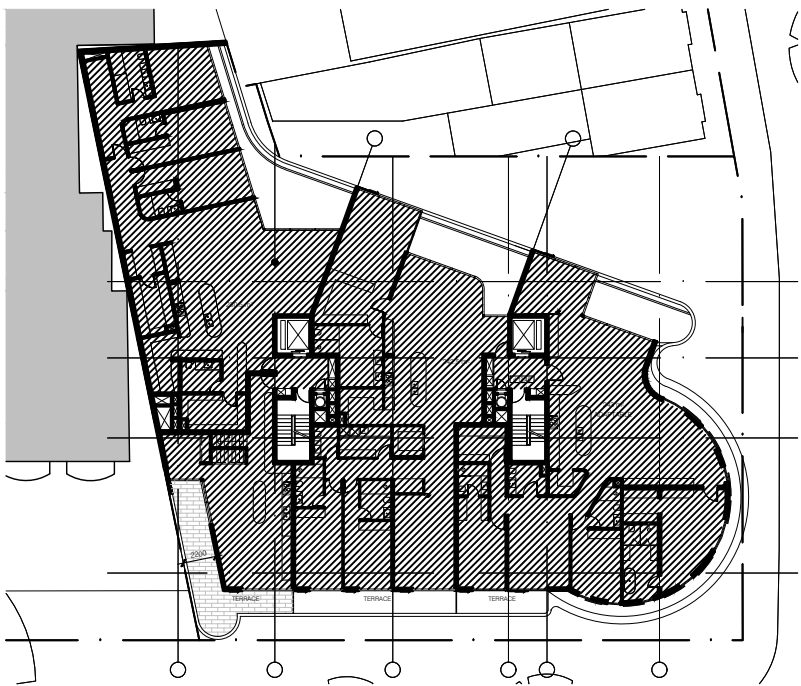




GROUND FLOOR
GFA= 751m²

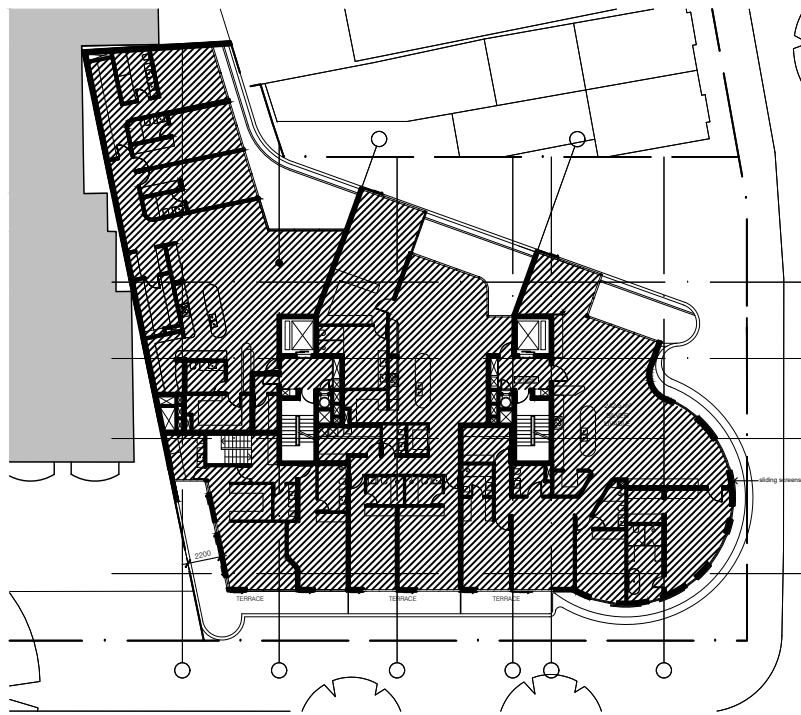


LEVEL 1
GFA= 822m²
LEVEL 2
GFA= 821m²

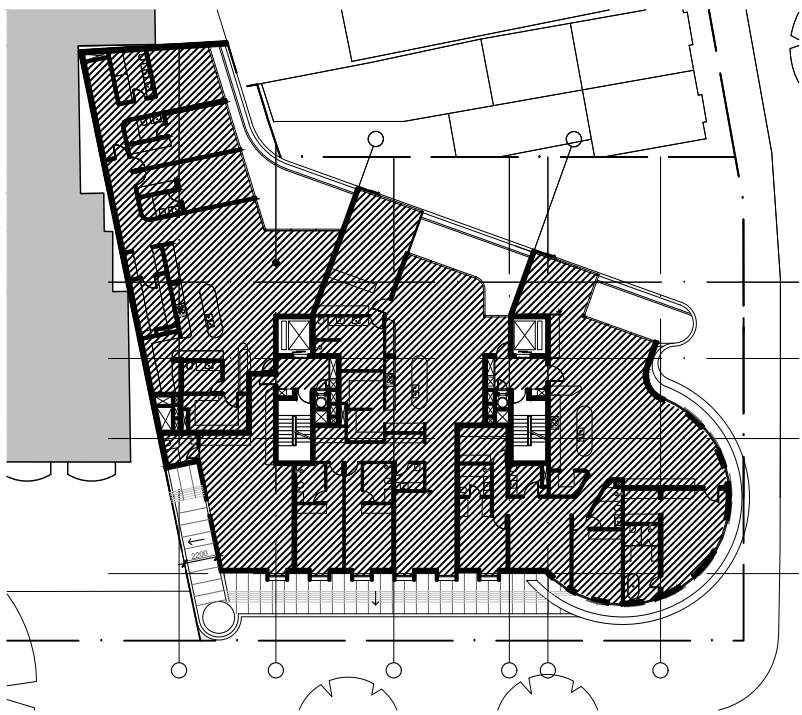


LEVEL 3
GFA= 804.5m²

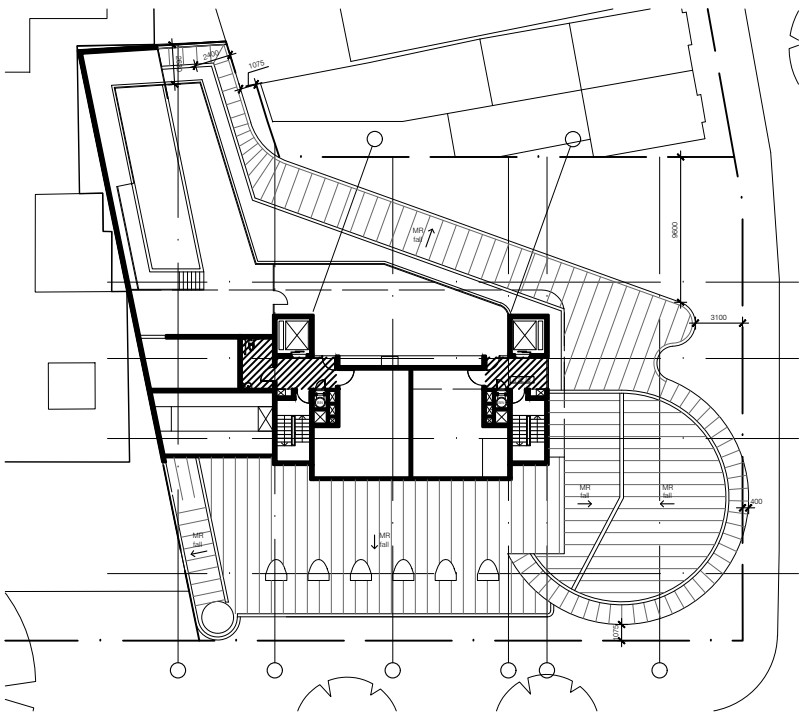
gfa calculations	
site area	1334 m ²
	proposed
ground floor	751 m ²
first floor	822 m ²
second floor	821 m ²
third floor	804.5 m ²
fourth floor	797.5 m ²
fifth floor	774 m ²
sixth floor	26 m ²
Total GFA	4796 m ²
Total FSR	3.59:1
FSR residential	3.03:1
FSR commercial	0.56:1



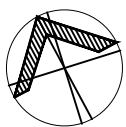
LEVEL 4
GFA= 797.5m²



LEVEL 5
GFA= 774m²



LEVEL 6
GFA= 26m²



date description
18.08.20 da_issue

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gfa diagrams

mixed use development
19-27 cross street, double bay

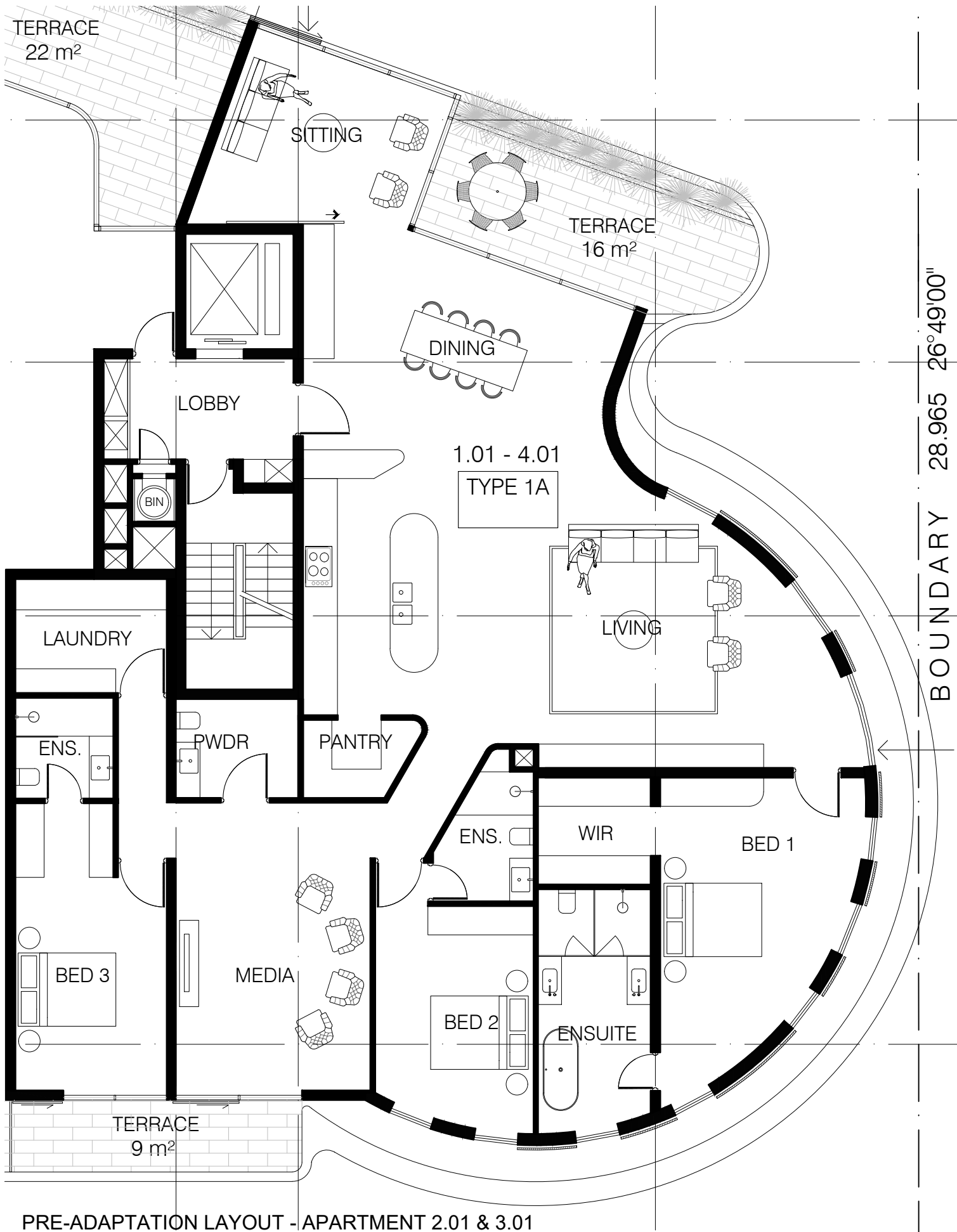
DA_18 issue -

scale 1:500@a3 / 1:250@a1
plotdate 8/27/2020 6:56 PM
cadfile gfa diagrams.dwg

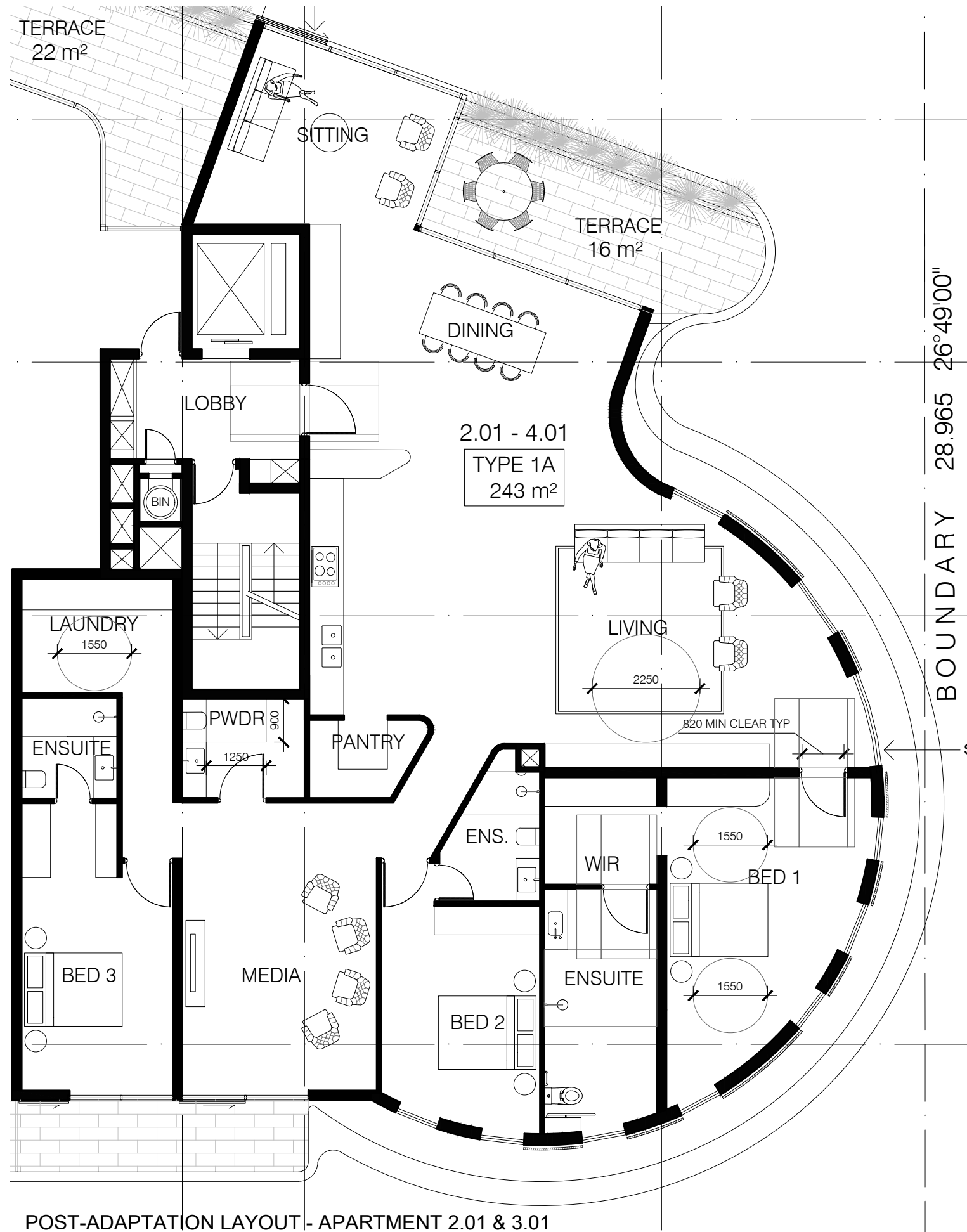
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PRE-ADAPTATION LAYOUT - APARTMENT 2.01 & 3.01



POST-ADAPTATION LAYOUT - APARTMENT 2.01 & 3.01

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adaptable apartment
layout
mixed use development
19-27 cross street, double bay

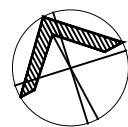
DA_19 issue -
scale 1:100@a3 / 1:50@a1
plotdate 8/27/2020 6:56 PM
cadfile adaptable apartment layout.dwg
1725





- LEGEND
- ADG MINIMUM BEDROOM SIZE
 - ADG MINIMUM BALCONY SIZE
 - ADG ROOM DEPTH 8M
 - ADG MINIMUM STORAGE

INTERCONTINENTAL HOTEL



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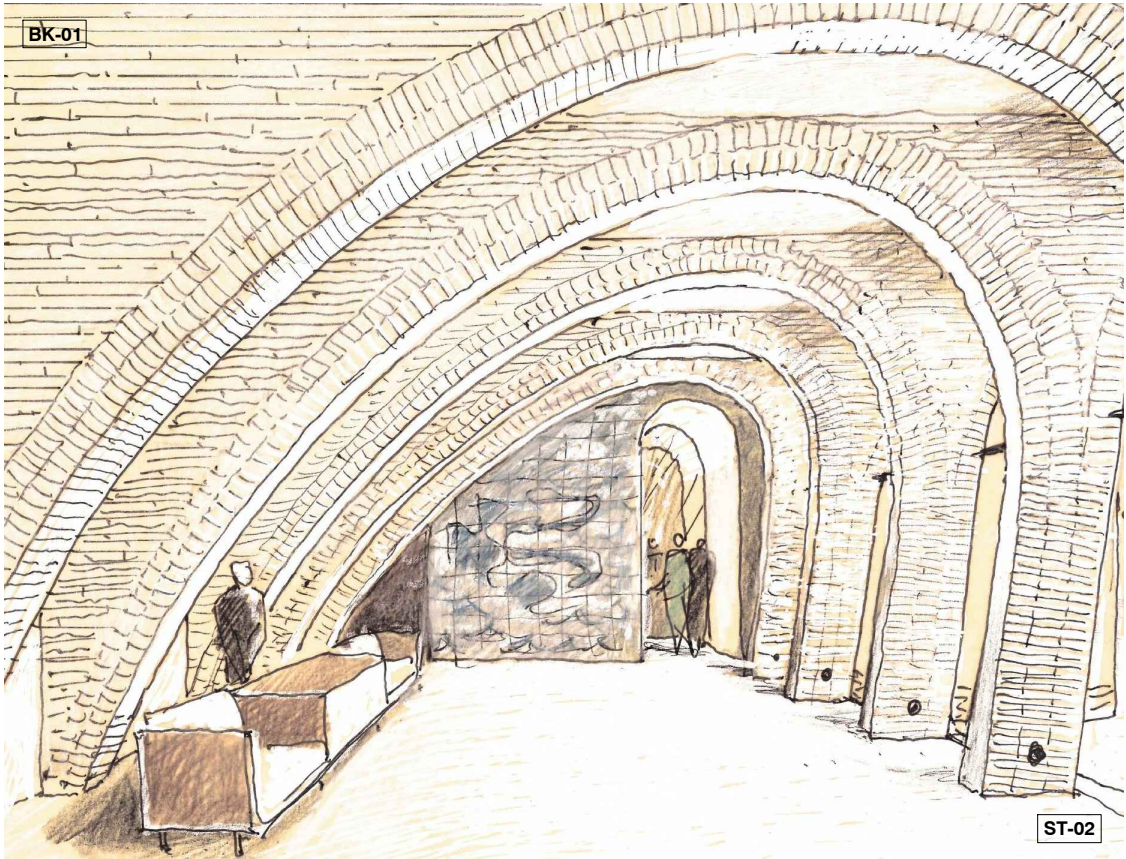
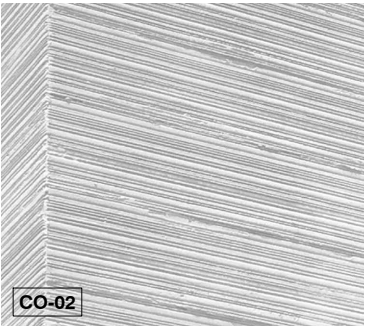
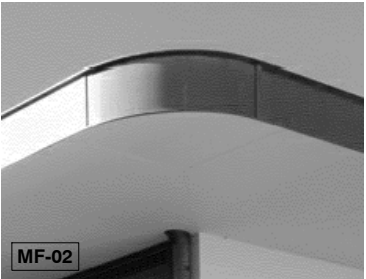
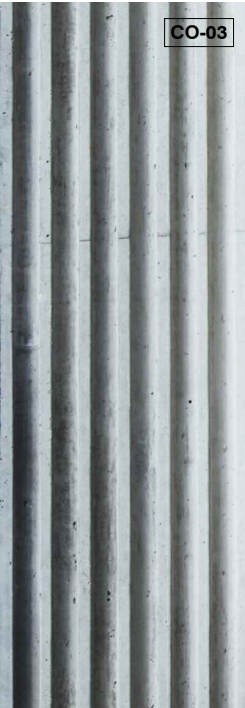
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ABN 80 003 635 372
NOM REG NO. 4895

adg diagrams
mixed use development
19-27 cross street, double bay

DA_21 issue -
scale 1:200@a3 / 1:100@a1
plotdate 8/27/2020 6:56 PM
cadfile adg diagrams.dwg
1725





CODE	COMPONENT	MATERIAL	FINISH	COLOUR
EXTERNAL				
AL-01	External Sliding Screens	Aluminium Grate Flooring in frame	Powdercoat	(Dulux) Copper
AL-02	Expressed "Rings" & Handrails	Custom made aluminium box section	Powdercoat	(Dulux) White
AL-03	Curved Metal Fascias	Aluminium	Powdercoat	(Dulux) White
BK-01	Lobby Brickwork	Long format face brickwork		Off White
CO-01	Rendered Walls - Smooth	Acrylic Render	Smooth	Off White
CO-02	External Wall Panels - Option 1	Acrylic Render	Scratched / combed	Off White
CO-03	External Wall Panels - Option 2	Precast or Off-form concrete with ribs	Class 2	China Whire
CO-04	Off-form concrete eaves / soffits		Paint	China White
FC-01	FC Eaves / Soffits - Set joints	FC / Villaboard panels with set joints	Paint	China White
FC-02	FC Eaves / Soffits - Cover Batten	FC / Villaboard with Zinc cover battens	Paint	China White
GL-01	Glazing, Retail Shopfronts	Low Iron, Low Reflectivity Glass		Clear
GL-02	Apartment Operable windows	Sashless double hung or "Tilt & Turn"	Anodised aluminium	Black
GL-03	Apartment Fixed Glazing	Single Glazed		Low E
GL-04	Apartment Sliding Doors	Equal to Vitrocsa	Anodised aluminium	Black
GL-05	Stacking Doors	Lotus "Glass-STAX" frameless	Anodised aluminium	Black
MF-01	Handrail - balcony	Galvanised steel	Micaceous Iron Oxide	Black
MF-02	Retail Awning Fascia	Folded metal fascia	Zinc	Quartz
RF-01	Roofing, Metal	Standing Seam Metal Roof Sheet	Zinc or Colorbond	Quartz / Basalt
RF-02	Gutters, Metal	Custom folded gutters	Zinc or Colorbond	Quartz / Basalt
ST-01	Balcony Tiling - to match internal	Porcelain or Vitrified Ceramic tile	Non-slip	
ST-02	Ground Floor Paving	Natural stone	Non-slip	

issue date description
---- 18.08.20 da_issue

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project drawing exterior finishes

mixed use development
19-27 cross street, double bay

job no. drawing no. DA_22 issue -
scale nts
plotdate 8/27/2020 6:56 PM
cadfile exterior finishes.dwg
1725



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issue date description
---- 18.08.20 da_issue

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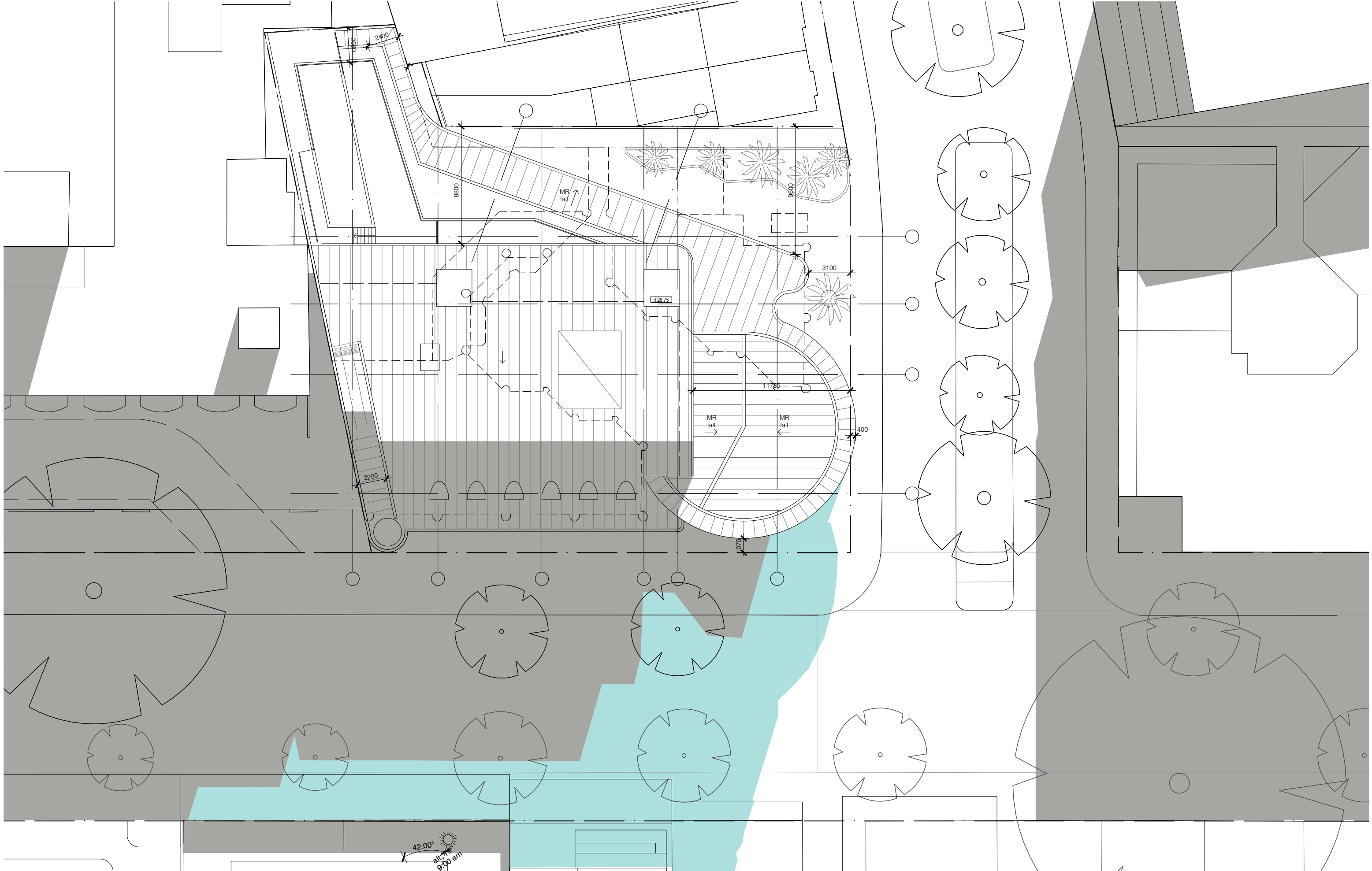
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photomontage
mixed use development
19-27 cross street, double bay

DA_23 issue -
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plotdate 8/27/2020 6:56 PM
cadfile photomontage.dwg
1725



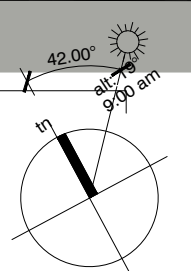
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LEGEND

existing shadows

additional shadows



issue	date	description
----	18.08.20	da_issue

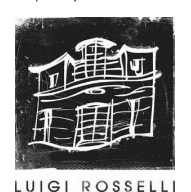
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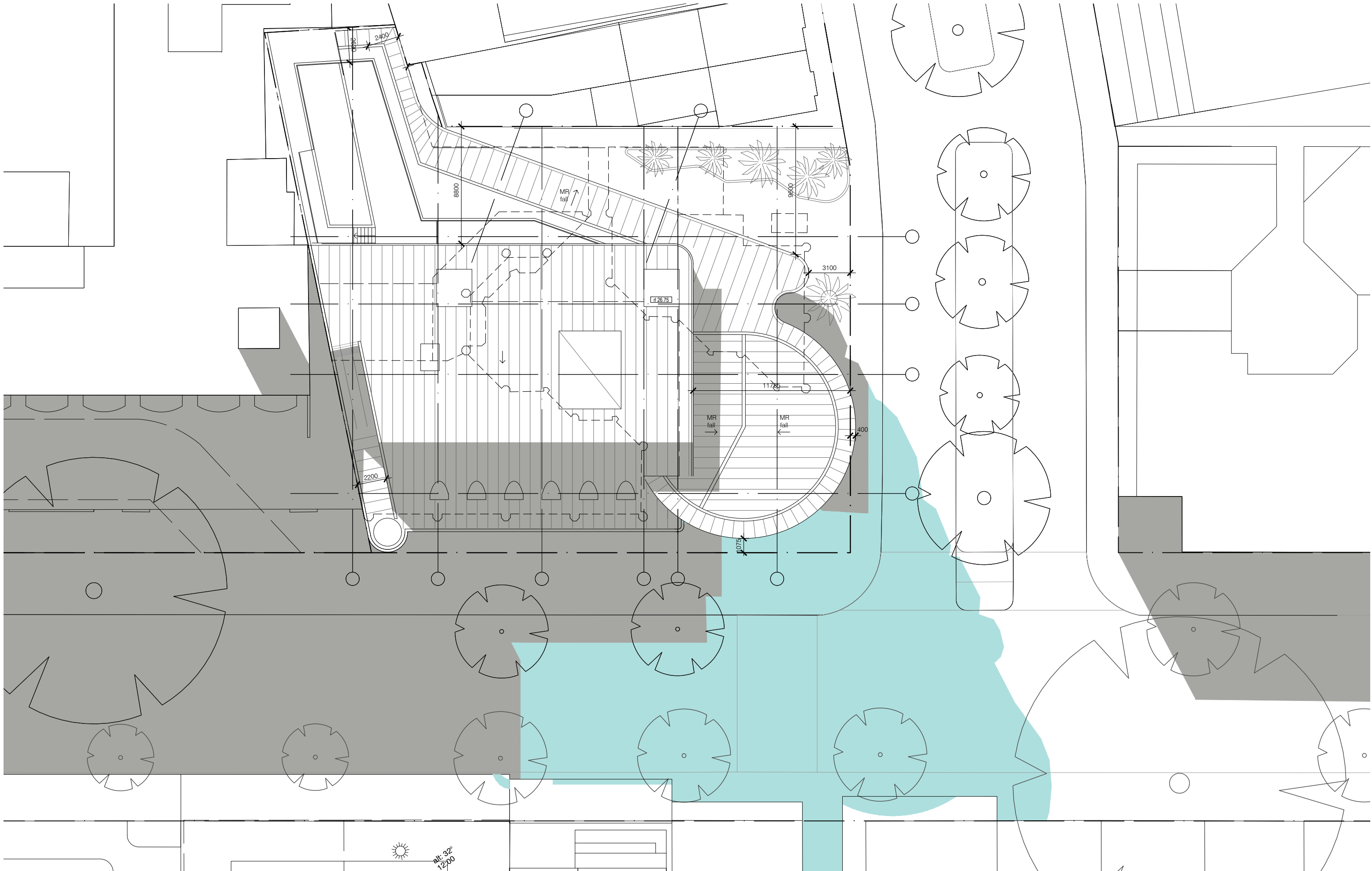
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shadow diagrams
9am 21st june
mixed use development
19-27 cross street, double bay

DA_24 issue -
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plotdate 8/27/2020 6:56 PM
cadfile shadow diagrams
9am.dwg
1725

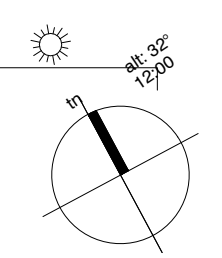




LEGEND

existing shadows

additional shadows



issue	date	description
----	18.08.20	da_issue

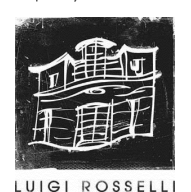
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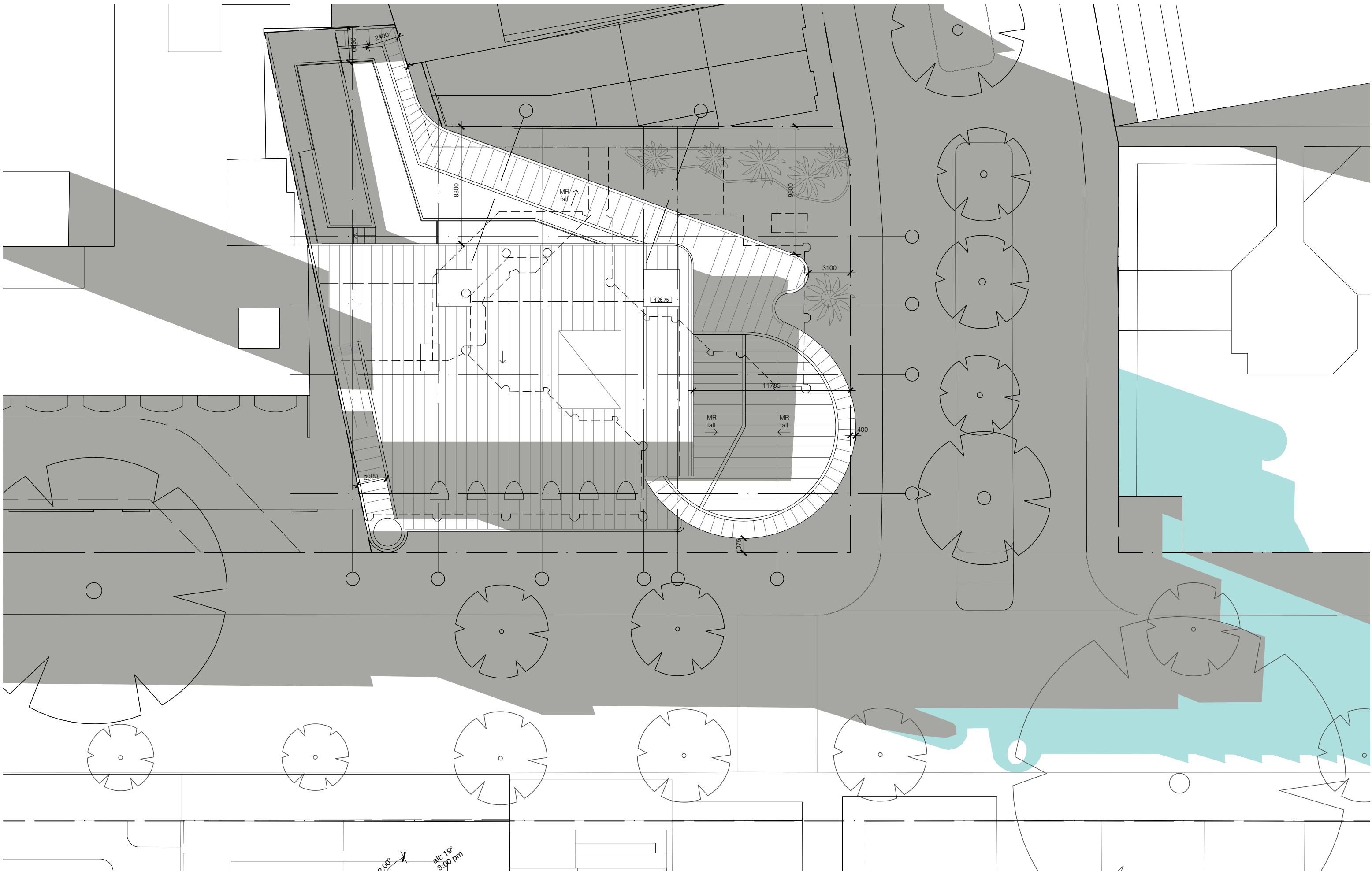
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shadow diagrams
12pm 21st june
mixed use development
19-27 cross street, double bay

DA_25 issue -
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plotdate 8/27/2020 6:57 PM
cadfile shadow diagrams
12pm.dwg
1725

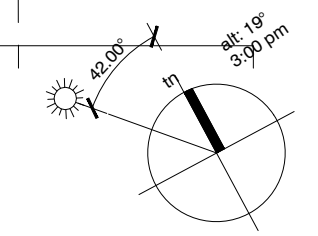




LEGEND

existing shadows

additional shadows



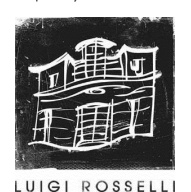
issue	date	description
----	18.08.20	da_issue

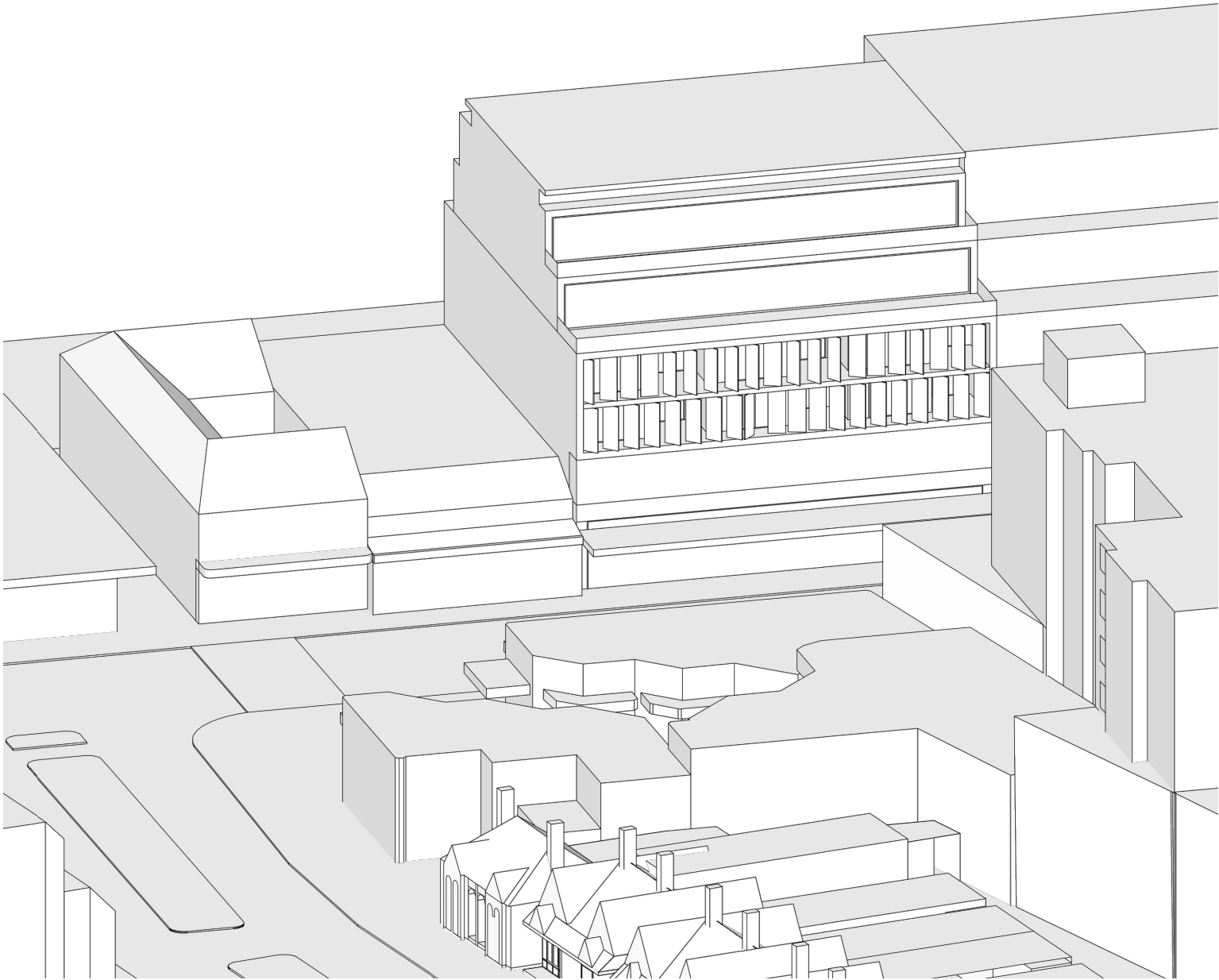
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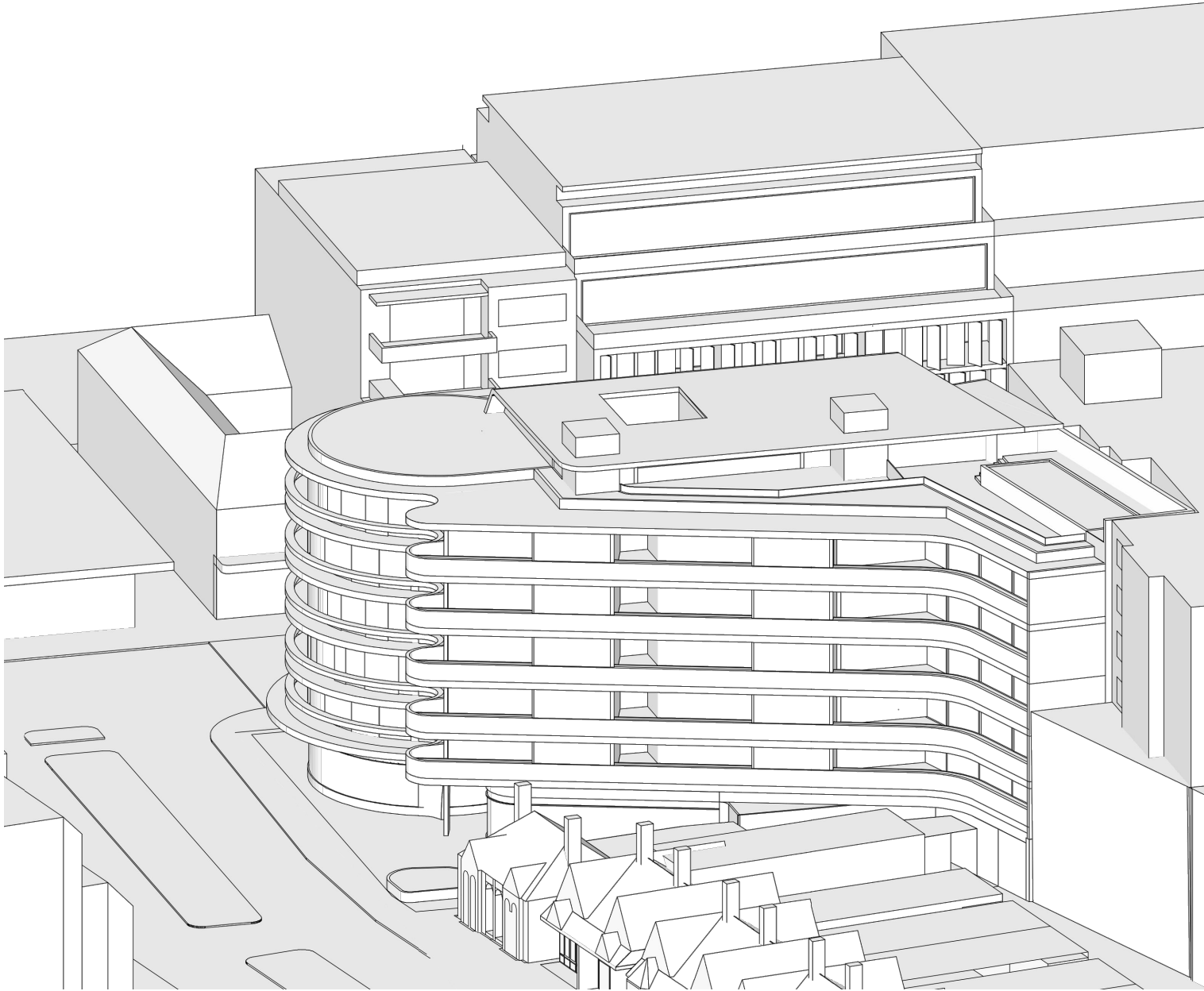
shadow diagrams
3pm 21st june
mixed use development
19-27 cross street, double bay

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cadfile shadow diagrams
3pm.dwg
1725

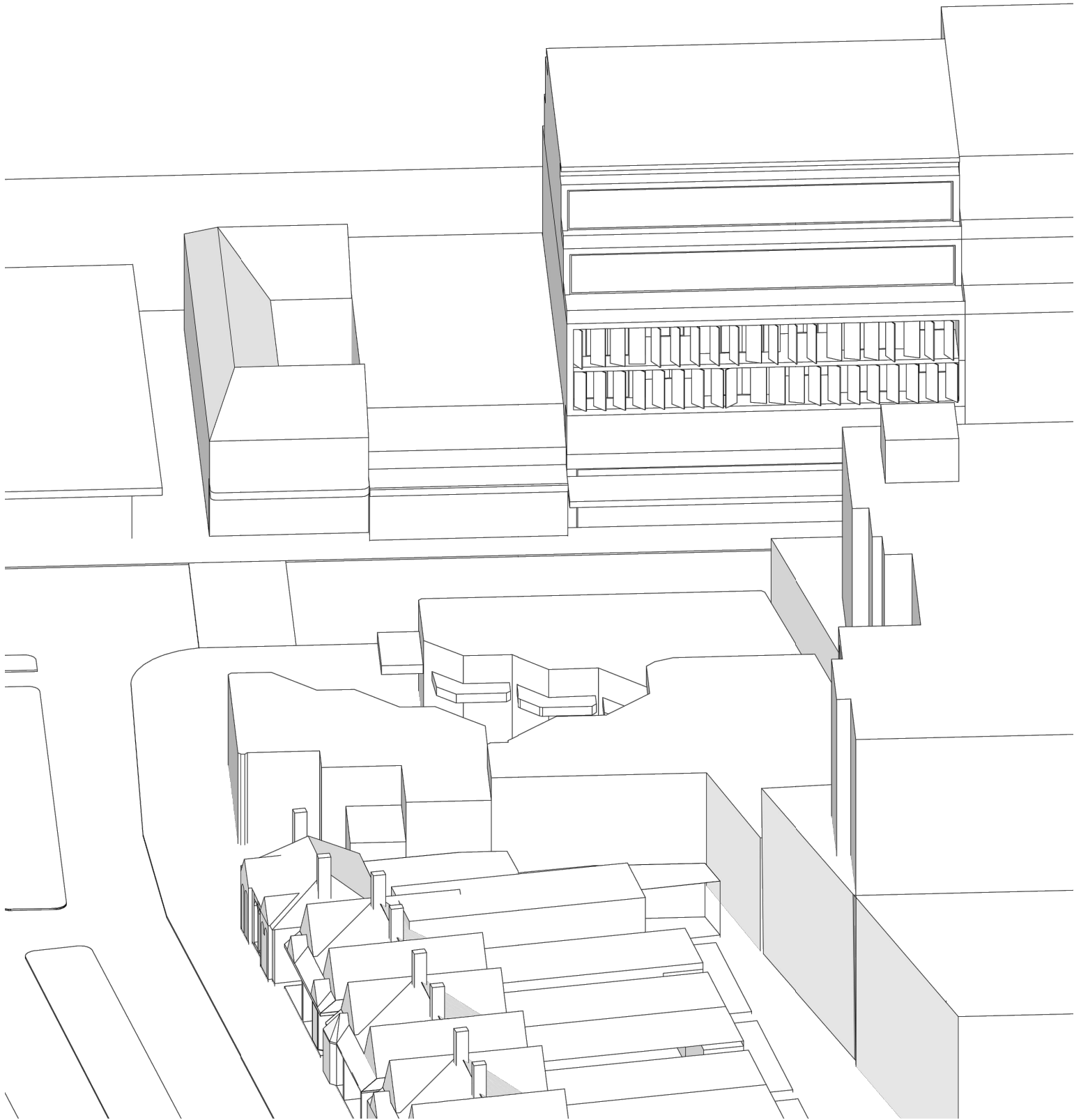




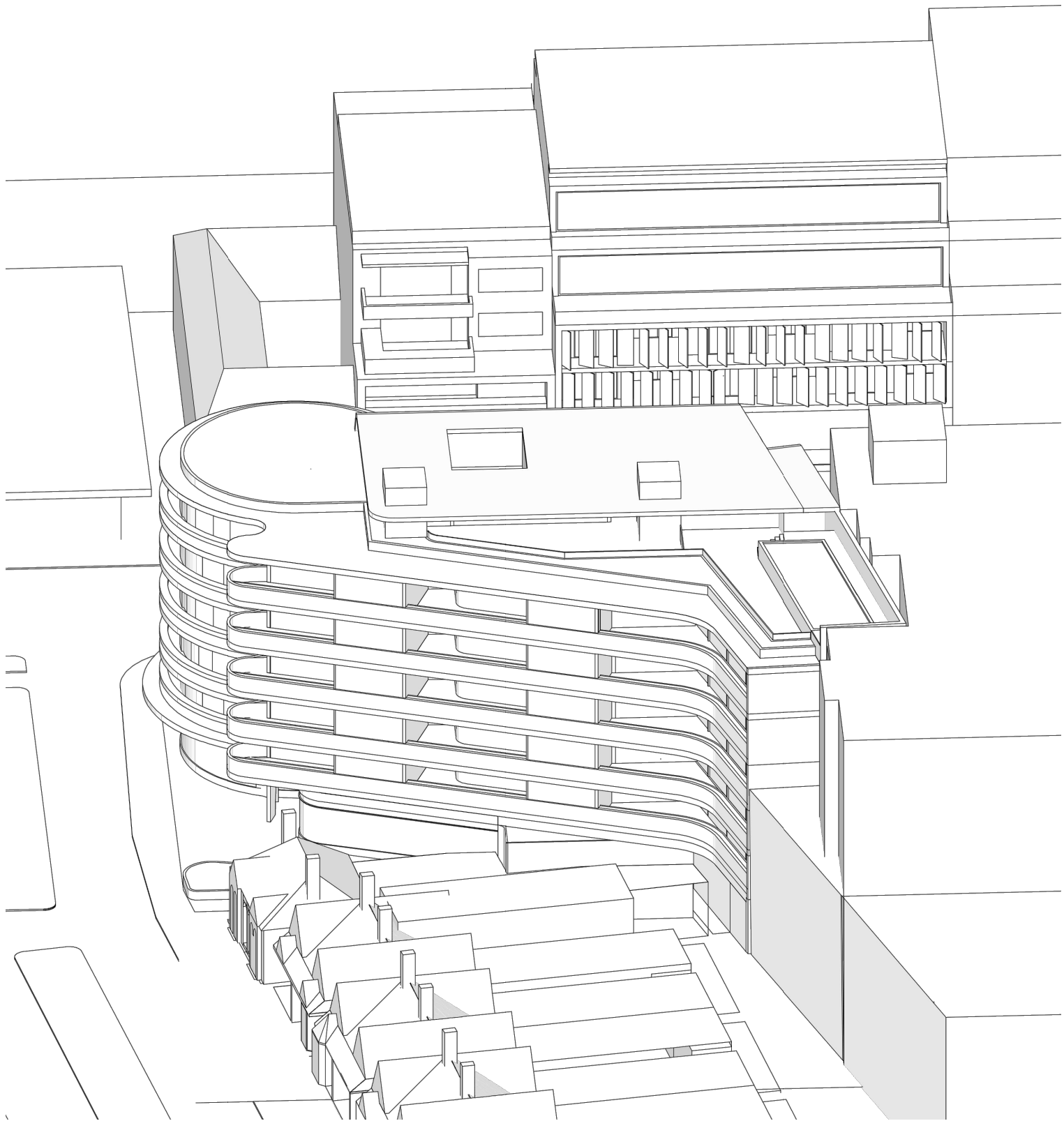
SUNEYE VIEW 21ST JUNE - 9AM
EXISTING



SUNEYE VIEW 21ST JUNE - 9AM
PROPOSED



SUNEYE VIEW 21ST JUNE - 10AM
EXISTING



SUNEYE VIEW 21ST JUNE - 10AM
PROPOSED

issue	date	description
----	18.08.20	da_issue

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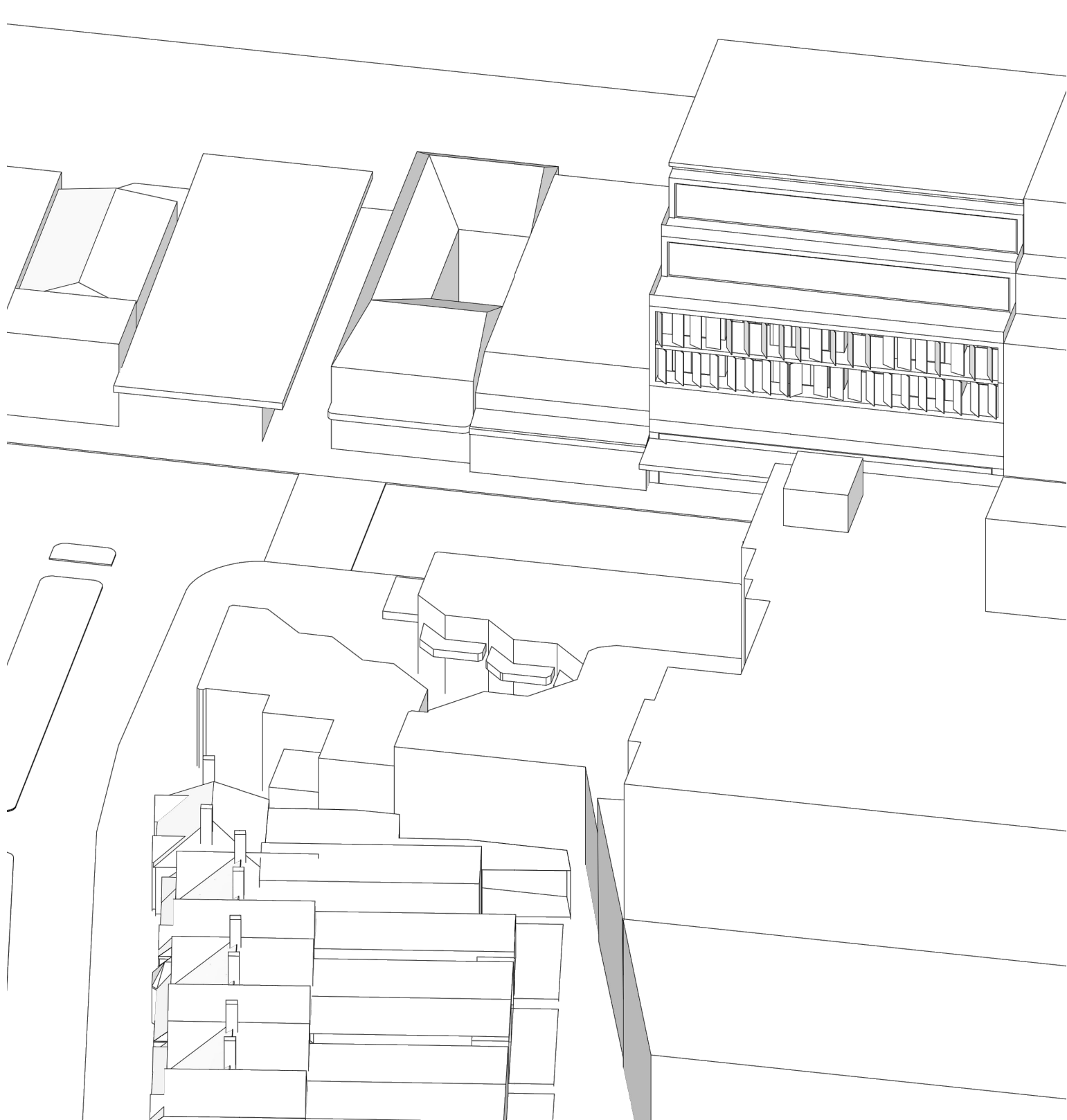
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solar analysis 10am
21st june
mixed use development
19-27 cross street, double bay

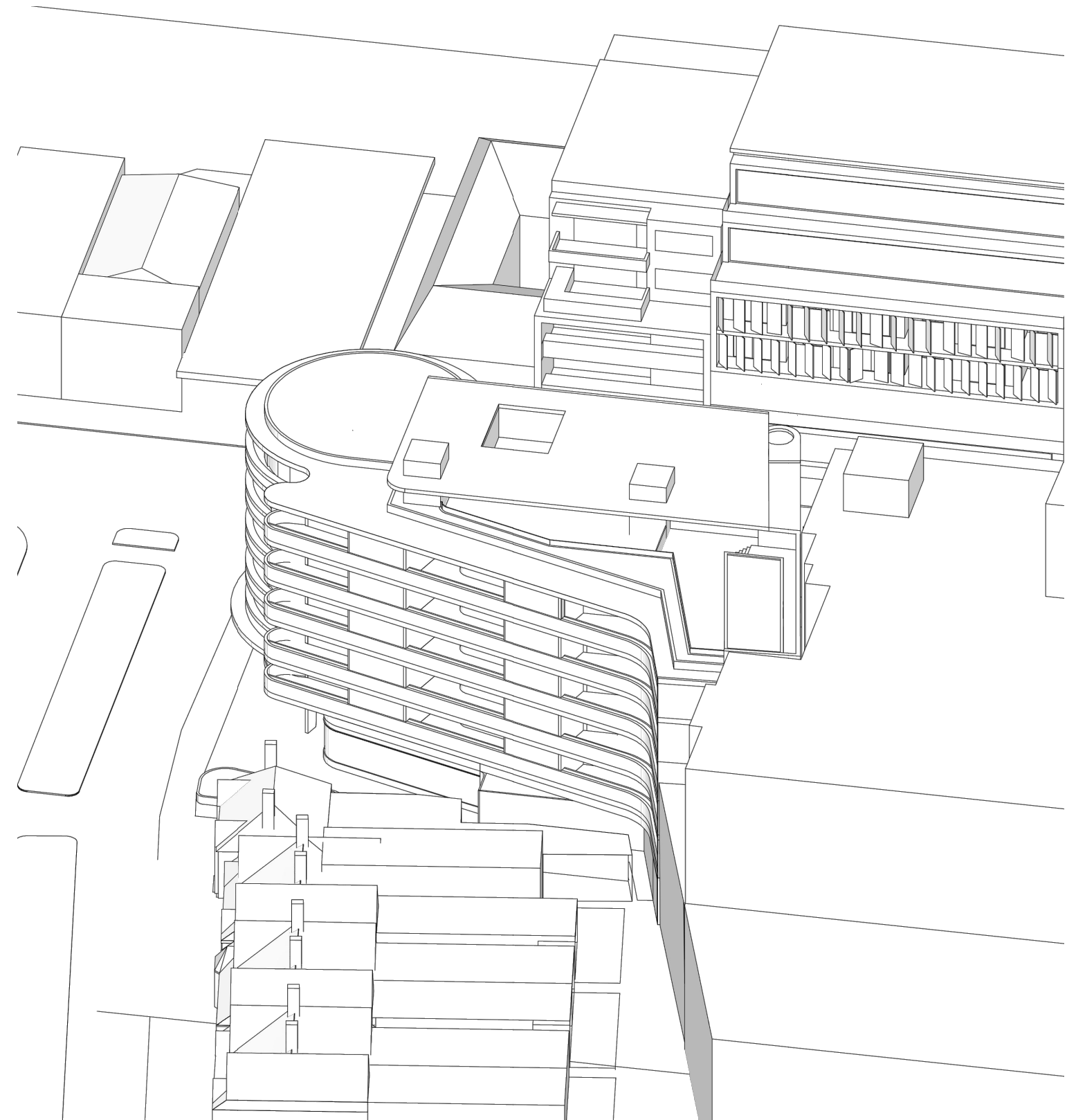
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scale nts
plotdate 8/27/2020 6:57 PM
cadfile solar analysis 10am.dwg
1725



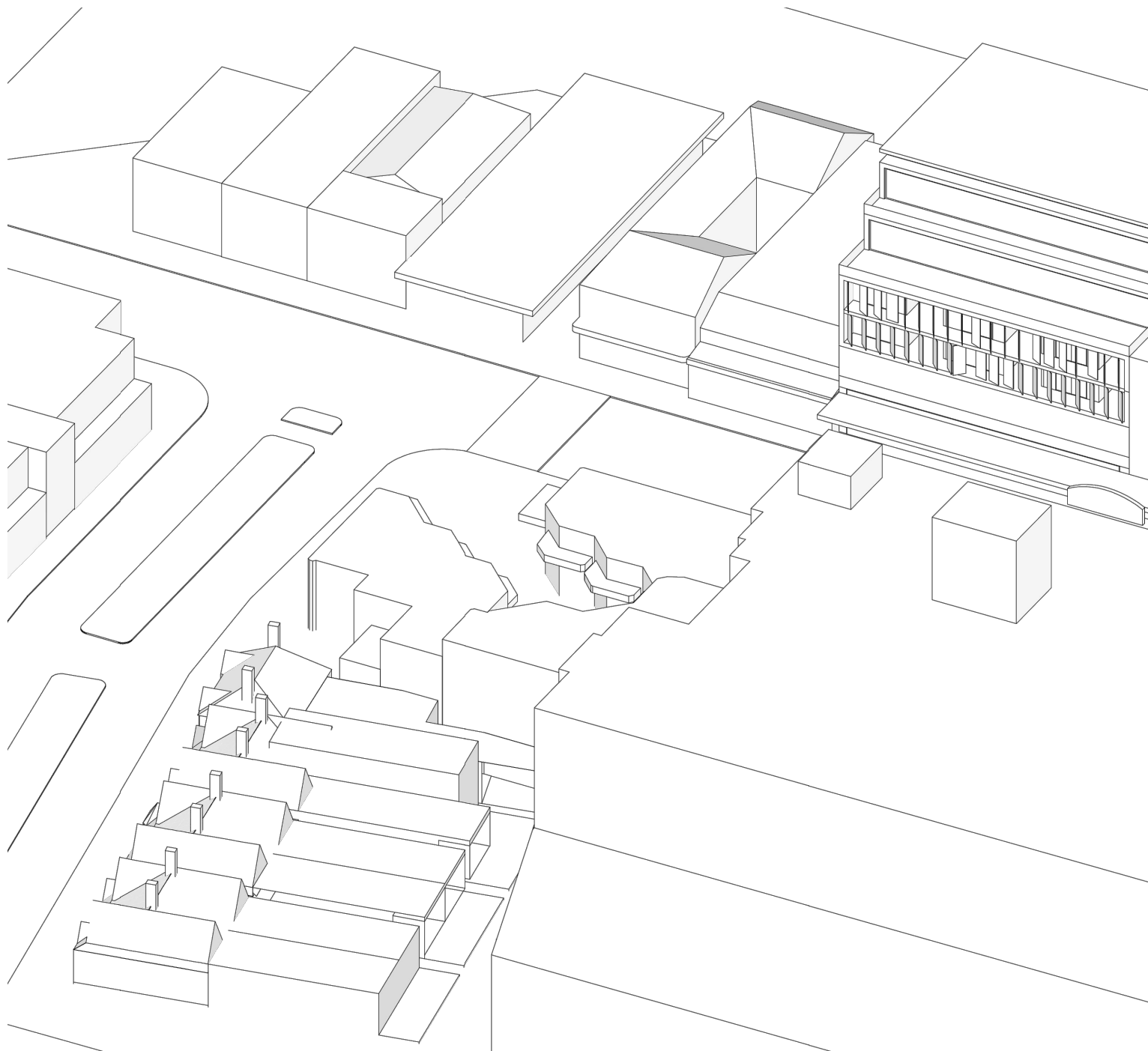
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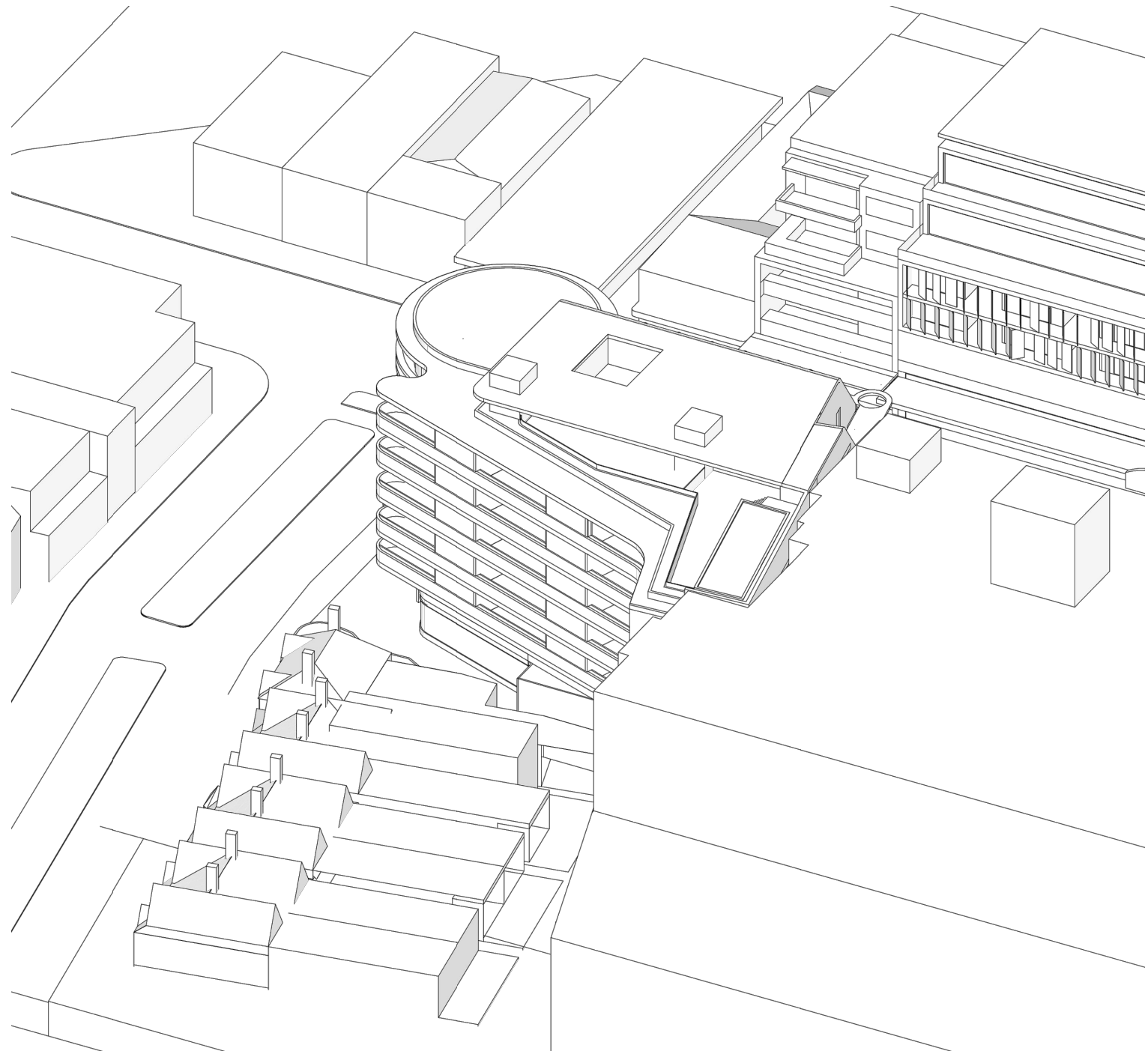
SUNEYE VIEW 21ST JUNE - 11AM
EXISTING



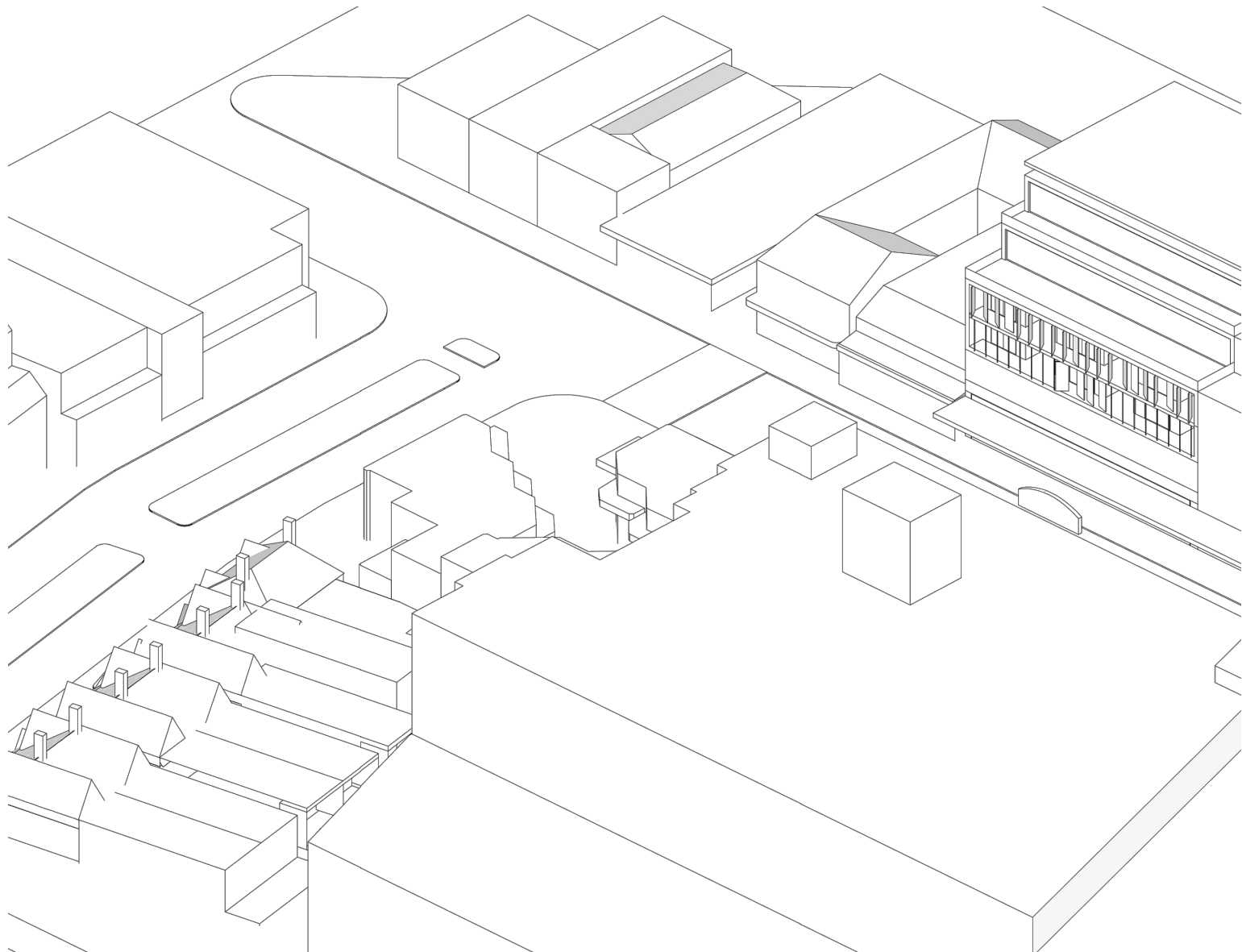
SUNEYE VIEW 21ST JUNE - 11AM
PROPOSED



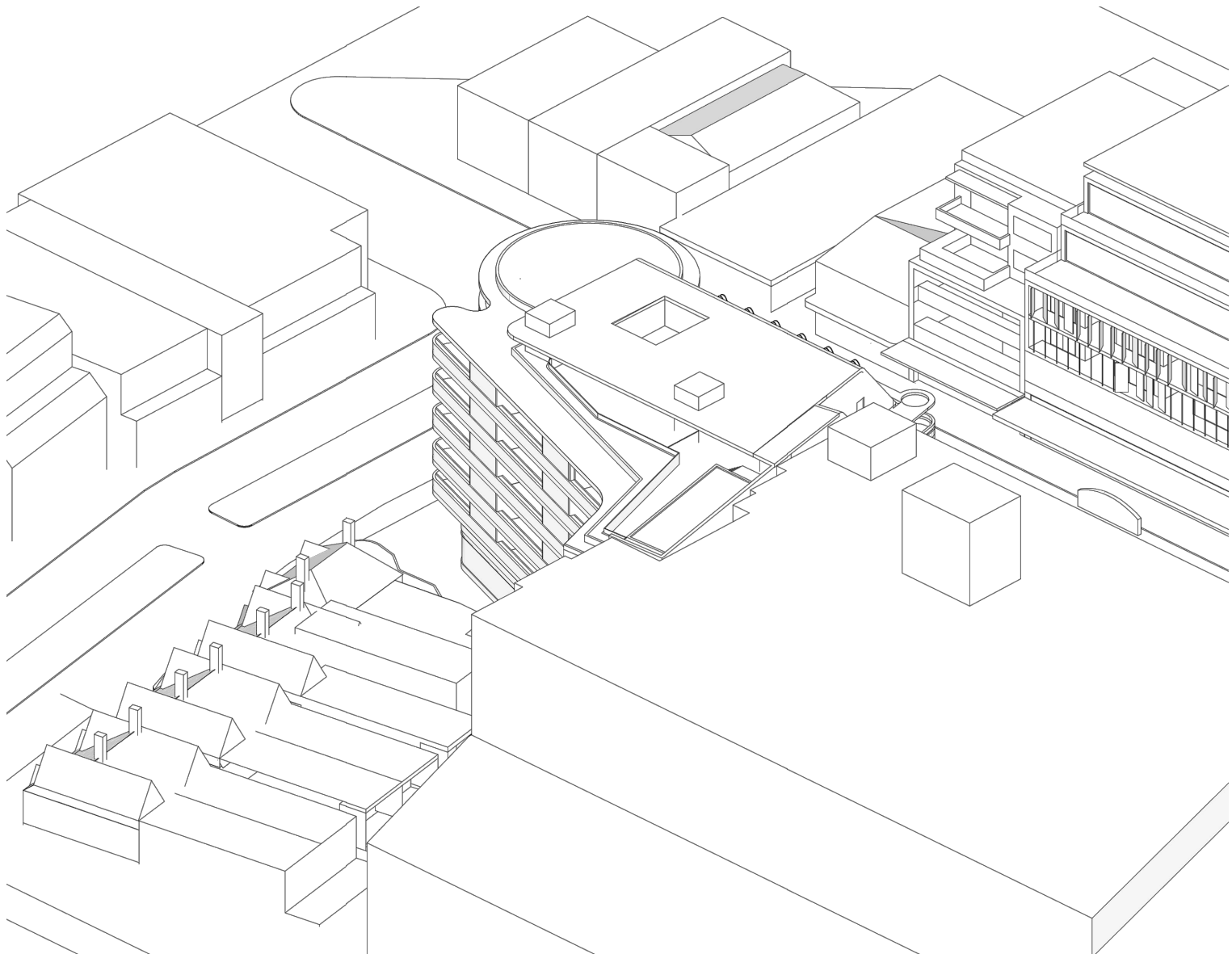
SUNEYE VIEW 21ST JUNE - 12PM
EXISTING



SUNEYE VIEW 21ST JUNE - 12PM
PROPOSED



SUNEYE VIEW 21ST JUNE - 1PM
EXISTING



SUNEYE VIEW 21ST JUNE - 1PM
PROPOSED

issue	date	description
----	18.08.20	da_issue

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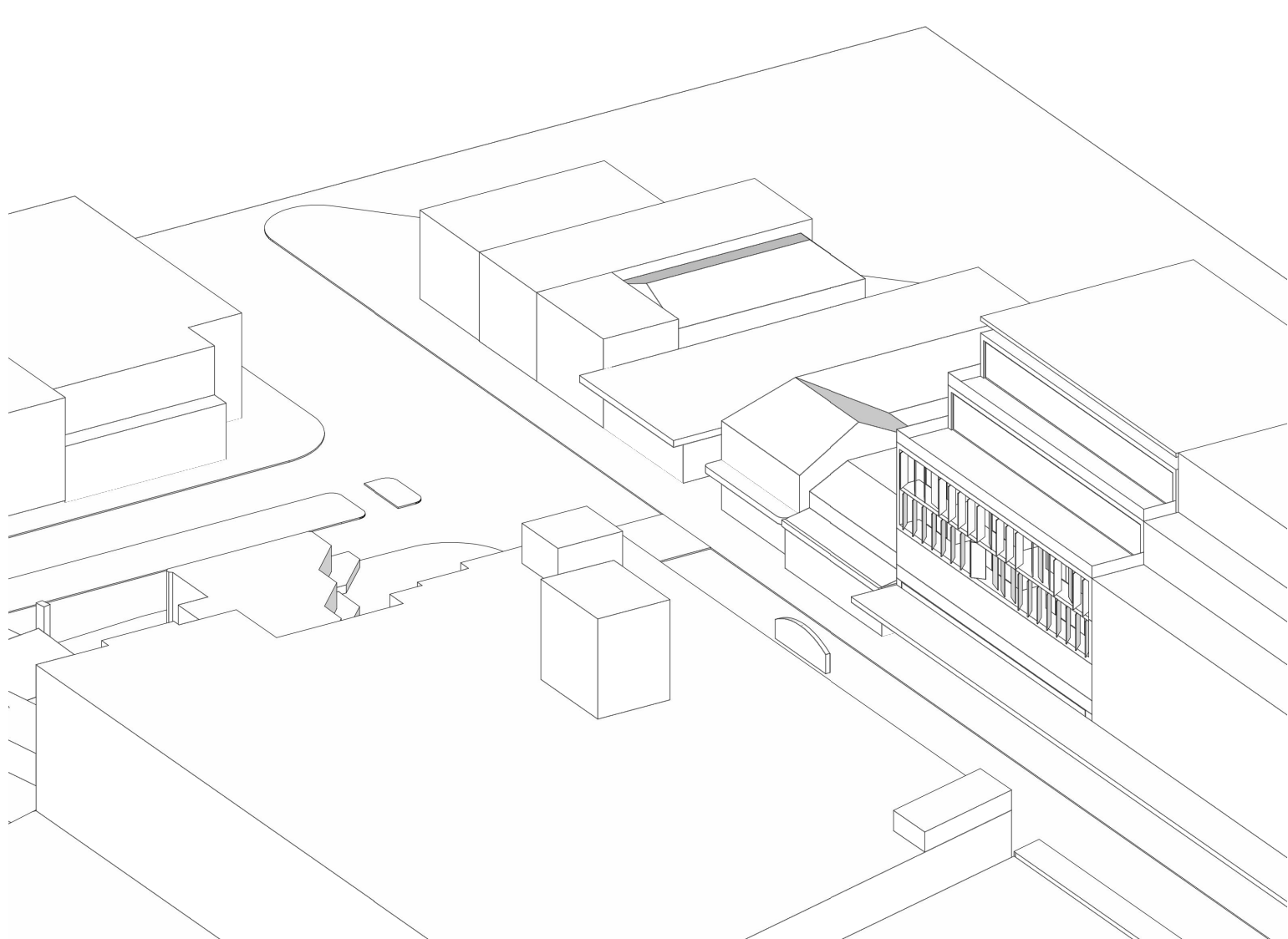
ABN 80 003 635 372
NOM REG NO. 4895

solar analysis 1pm
21st june
mixed use development
19-27 cross street, double bay

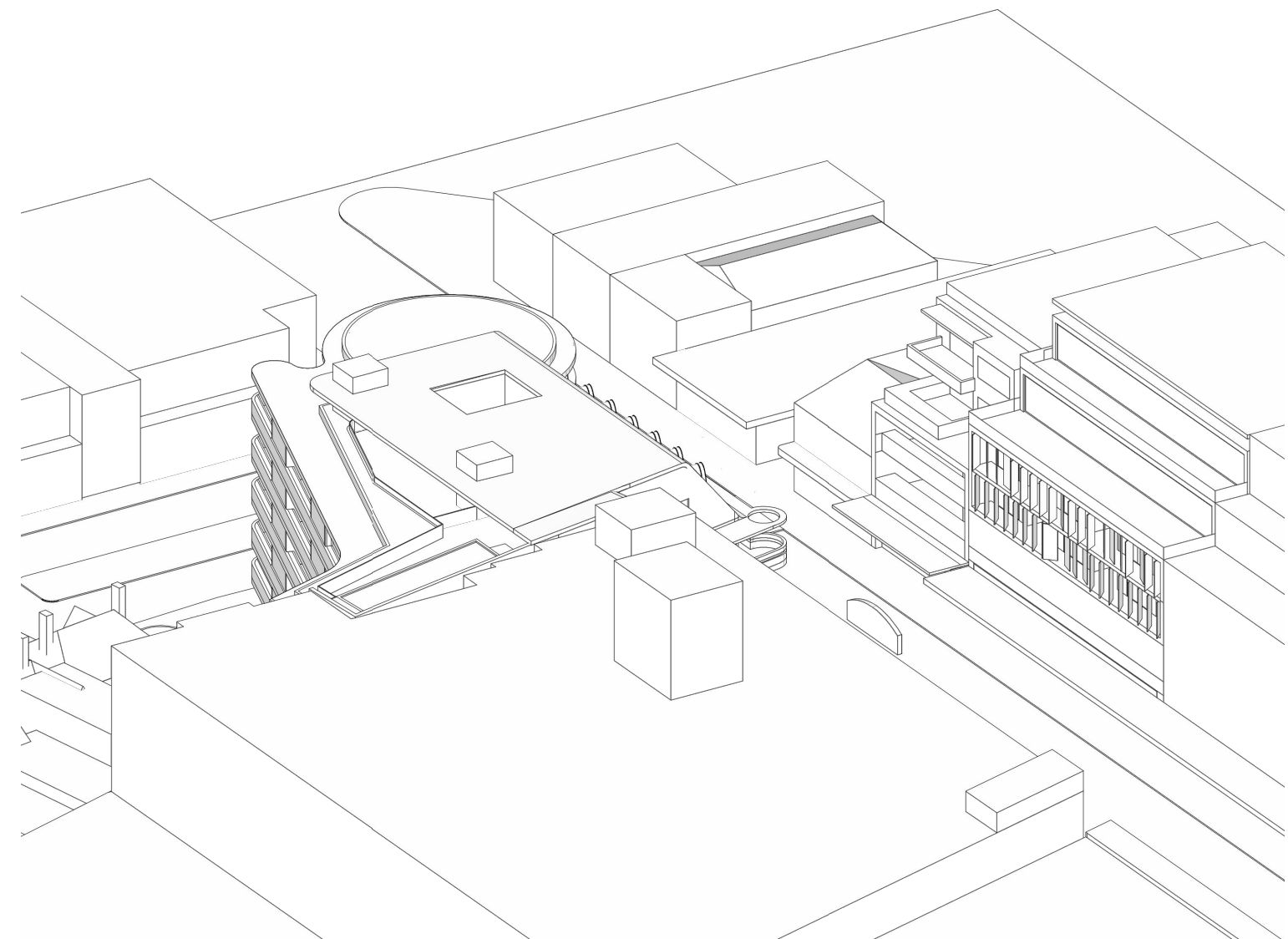
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cadfile solar analysis 1pm.dwg
1725



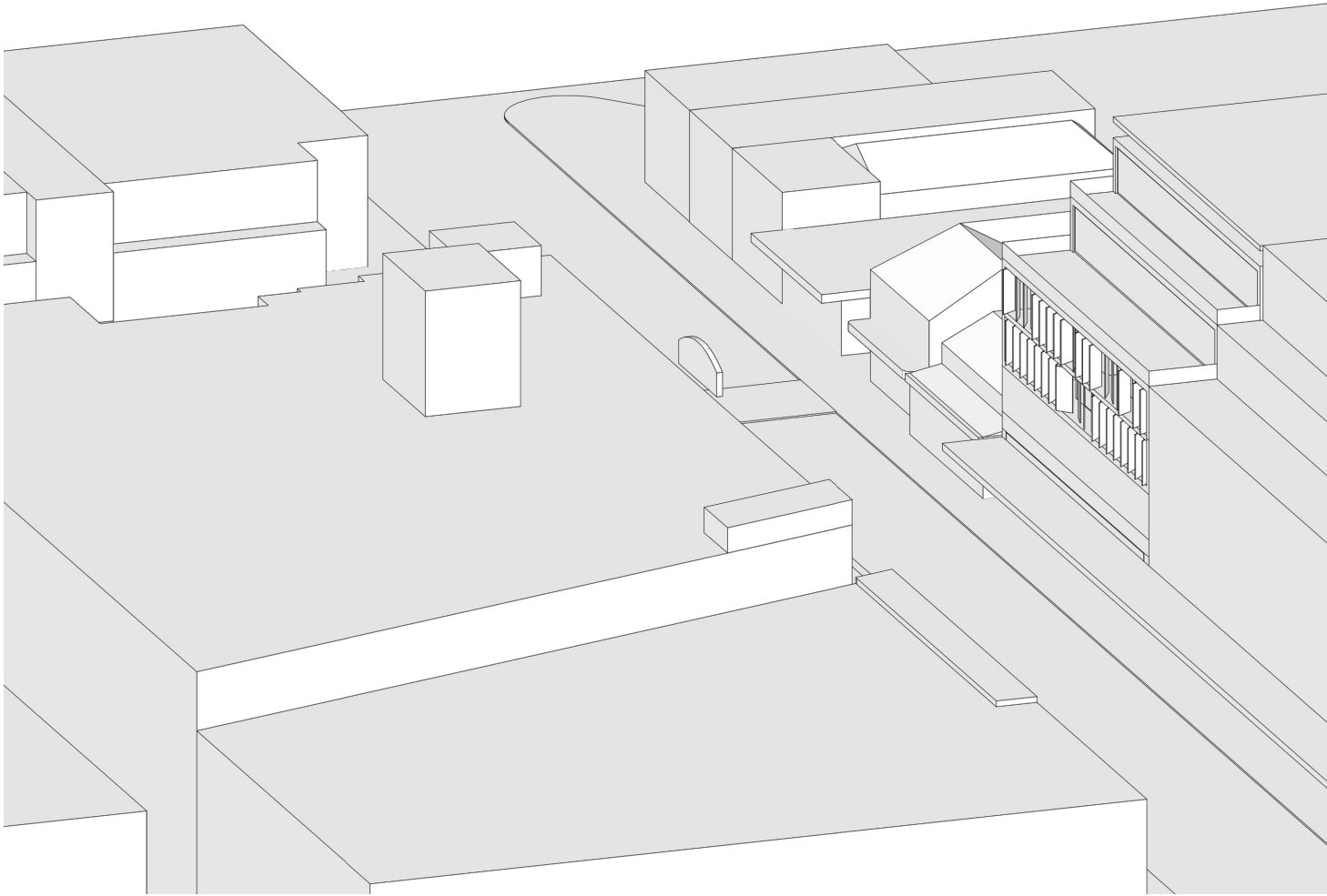
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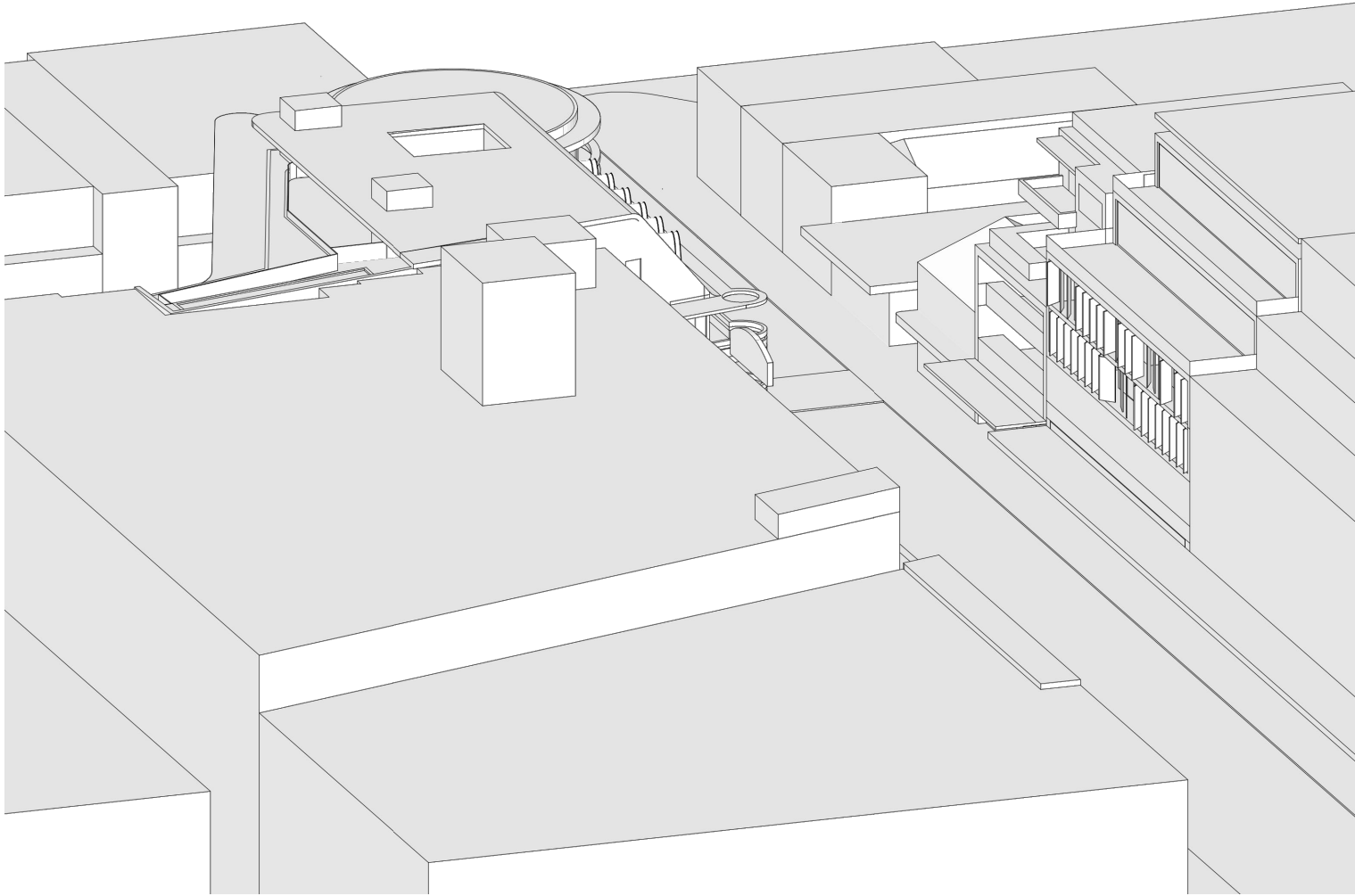
SUNEYE VIEW 21ST JUNE - 2PM



SUNEYE VIEW 21ST JUNE - 2PM



SUNEYE VIEW 21ST JUNE - 3PM



SUNEYE VIEW 21ST JUNE - 3PM