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

DEVELOPMENT APPLICATION

JUNE 2021 - DA MODIFICATIONS

DRAWING LIST

DA_00	cover sheet
DA_01	site analysis
DA_02	plan - site + roof
DA_03	plan - basement 2
DA_04	plan - basement 1
DA_05	plan - ground floor
DA_06	plan - level 1
DA_07	plan - level 2
DA_08	plan - level 3
DA_09	plan - level 4
DA_10	plan - level 5
DA_11	plan - roof terrace
DA_12	plan - roof
DA_13	section AA
DA_14	elevations - south
DA_15	elevations - east
DA_16	elevations - north
DA_17	elevations - west
DA_18	GFA diagrams
DA_19	adaptable apartment layout
DA_20	ventilation diagram
DA_21	ADG diagrams
DA_22	exterior finishes
DA_23	photomontage
DA_24	shadow diagrams 9am
DA_25	shadow diagrams 12pm
DA_26	shadow diagrams 3pm
DA_27	solar analysis 9am
DA_28	solar analysis 10am
DA_29	solar analysis 11am
DA_30	solar analysis 12pm
DA_31	solar analysis 1pm
DA_32	solar analysis 2pm
DA_33	solar analysis 3pm

SITE DETAILS

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

BASIX CERTIFICATE

The applicant must comply with the requirements of the BASIX certificate

FINISHES & NOTATIONS LEGEND

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

issue

date	description
---- 18.08.20	da_issue
A 04.06.21	da modifications

remember

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ABN 80 003 635 372
NOM REG NO. 4895

drawing

cover sheet

project

mixed use development
19-27 cross street, double bay

drawing no. DA_00 issue A

scale nts
plotdate 6/4/2021 7:39 PM
cadfile cover sheet.dwg

job no. 1725

LUIGI ROSSELLI

issue	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

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drawing

site analysis

project

mixed use development
19-27 cross street, double bay

drawing no. DA_01 issue A

scale nts
plotdate 6/4/2021 7:39 PM
cadfile site analysis.dwg

job no. 1725

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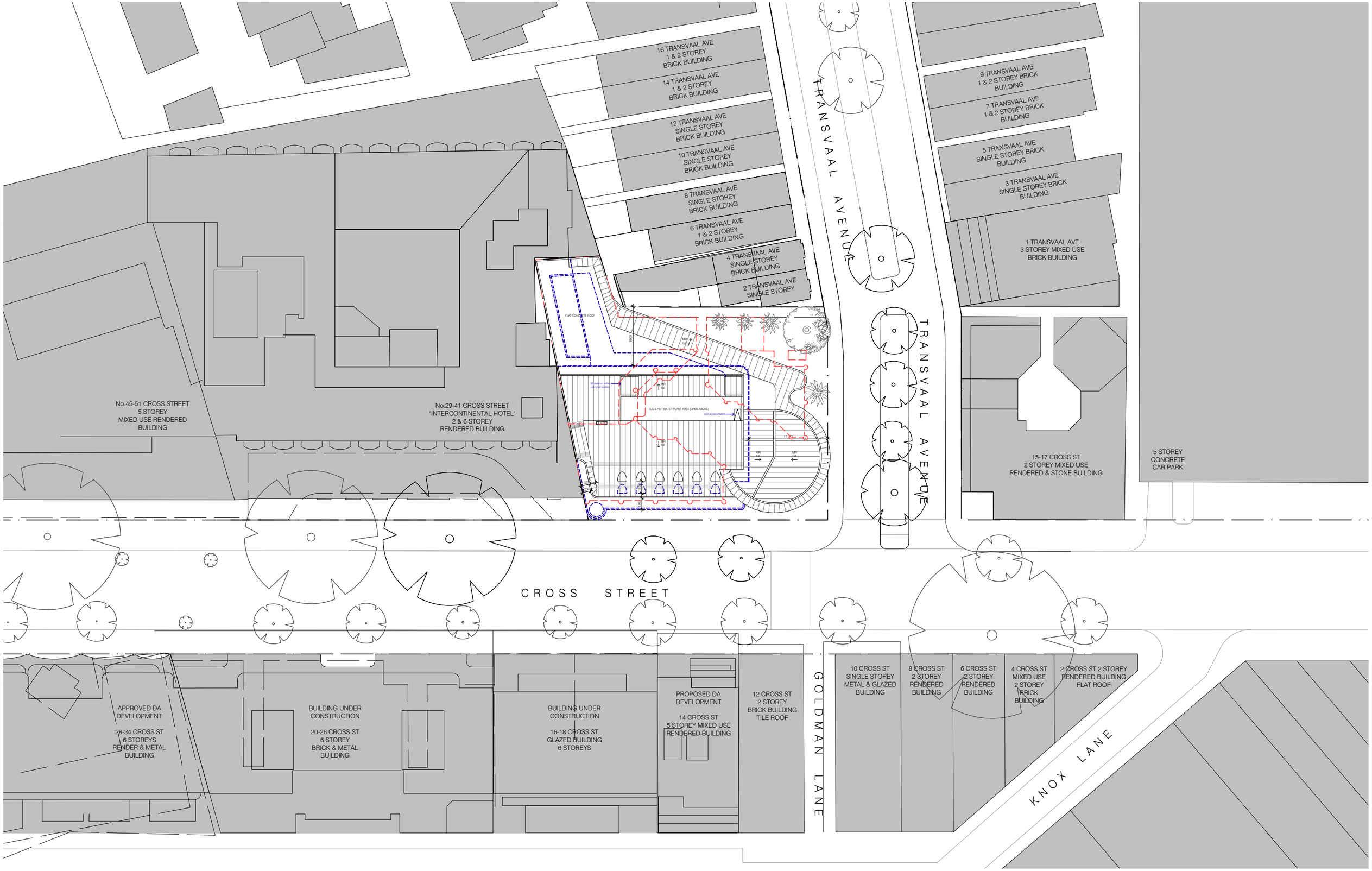

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drawing

site plan

project

mixed use development
19-27 cross street, double bay

job no. 1725

drawing no. DA_02 issue A

scale 1:500@a3 / 1:250@a1
plotdate 6/4/2021 7:39 PM
cadfile site plan.dwg

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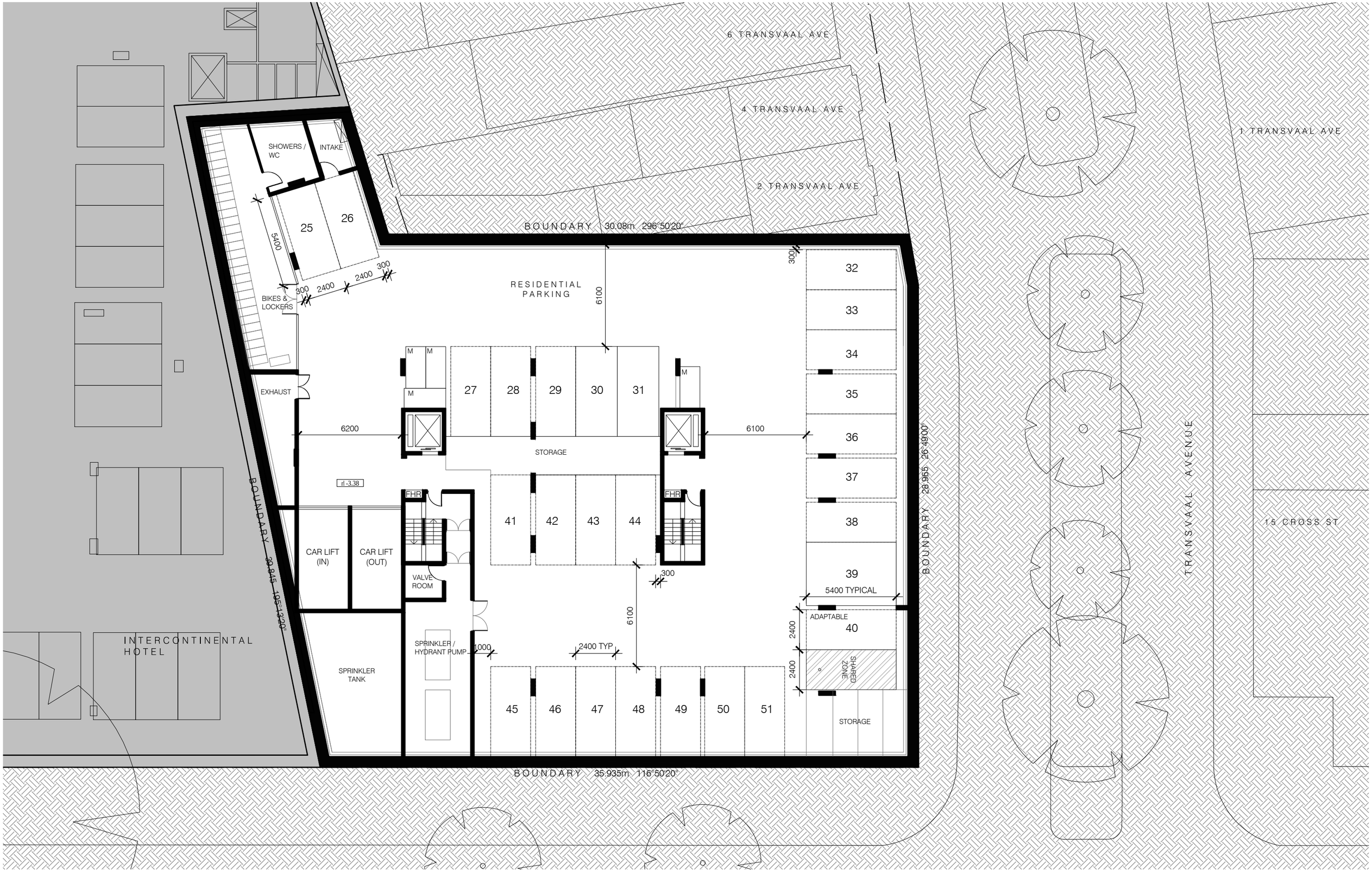

issue

	date	description
----	18.08.20	da_issue
A	14.09.20	da - additional Information
B	04.06.21	da modifications

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drawing

plan - basement 2

project

mixed use development
19-27 cross street, double bay

job no. 1725

drawing no. DA_03 issue B

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:39 PM
cadfile plan - basement 2.dwg

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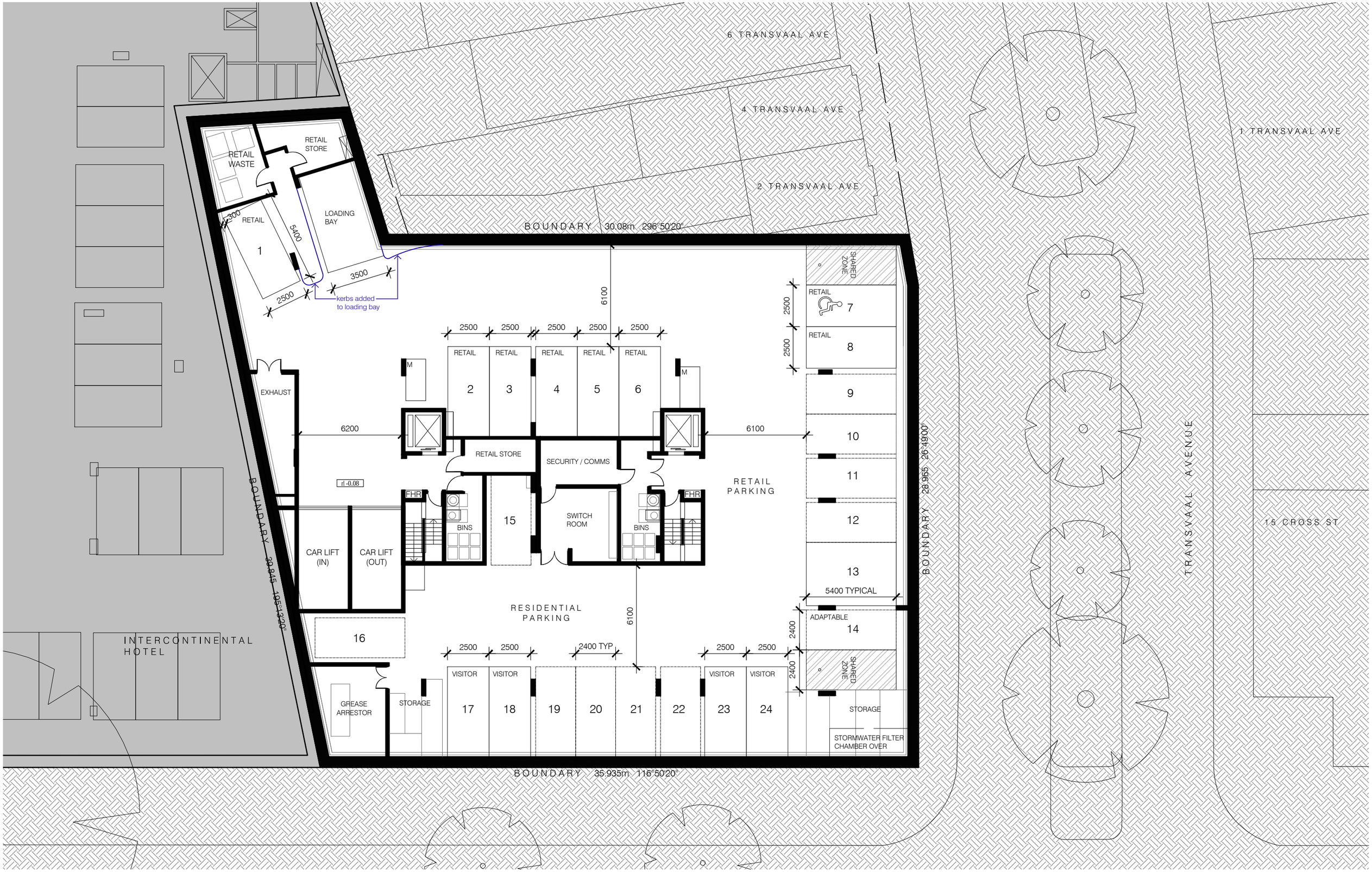

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drawing

plan - basement 1

project

mixed use development
19-27 cross street, double bay

drawing no. DA_04 issue B

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:39 PM
cadfile plan - basement 1.dwg

job no. 1725

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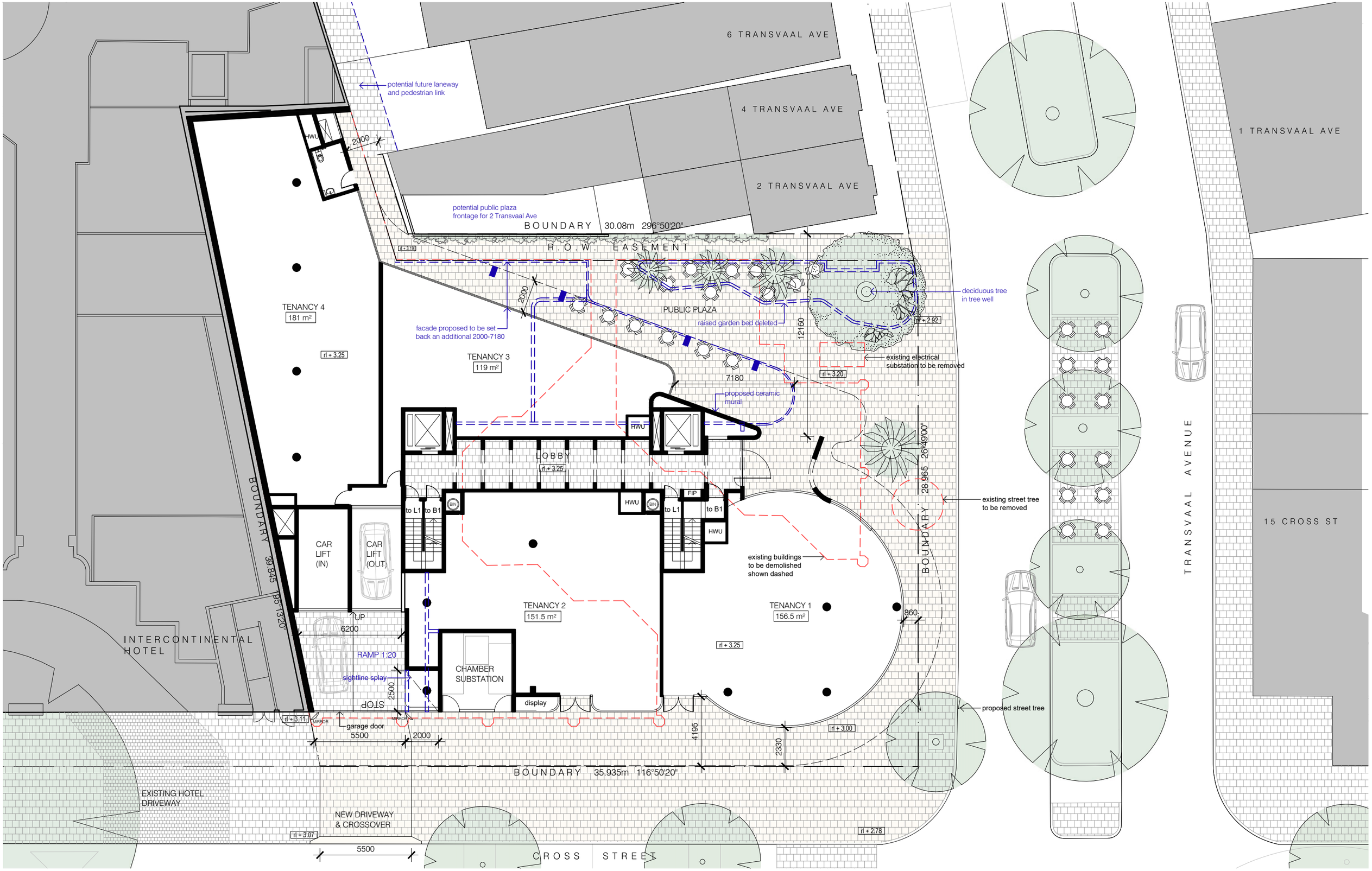

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drawing

plan - ground floor

project

mixed use development
19-27 cross street, double bay

drawing no. DA_05 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:39 PM
cadfile plan - ground floor.dwg

job no. 1725

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drawing

plan - level 1

project

mixed use development
19-27 cross street, double bay

drawing no. DA_06 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:39 PM
cadfile plan - level 1.dwg

job no. 1725

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drawing

plan - level 2

project

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drawing no. DA_07 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:39 PM
cadfile plan - level 2.dwg

job no. 1725

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drawing

plan - level 3

project

mixed use development
19-27 cross street, double bay

drawing no. DA_08 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:39 PM
cadfile plan - level 3.dwg

job no. 1725

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issue	date	description
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drawing

plan - level 4

project

mixed use development
19-27 cross street, double bay

drawing no. DA_09 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:39 PM
cadfile plan - level 4.dwg

job no. 1725

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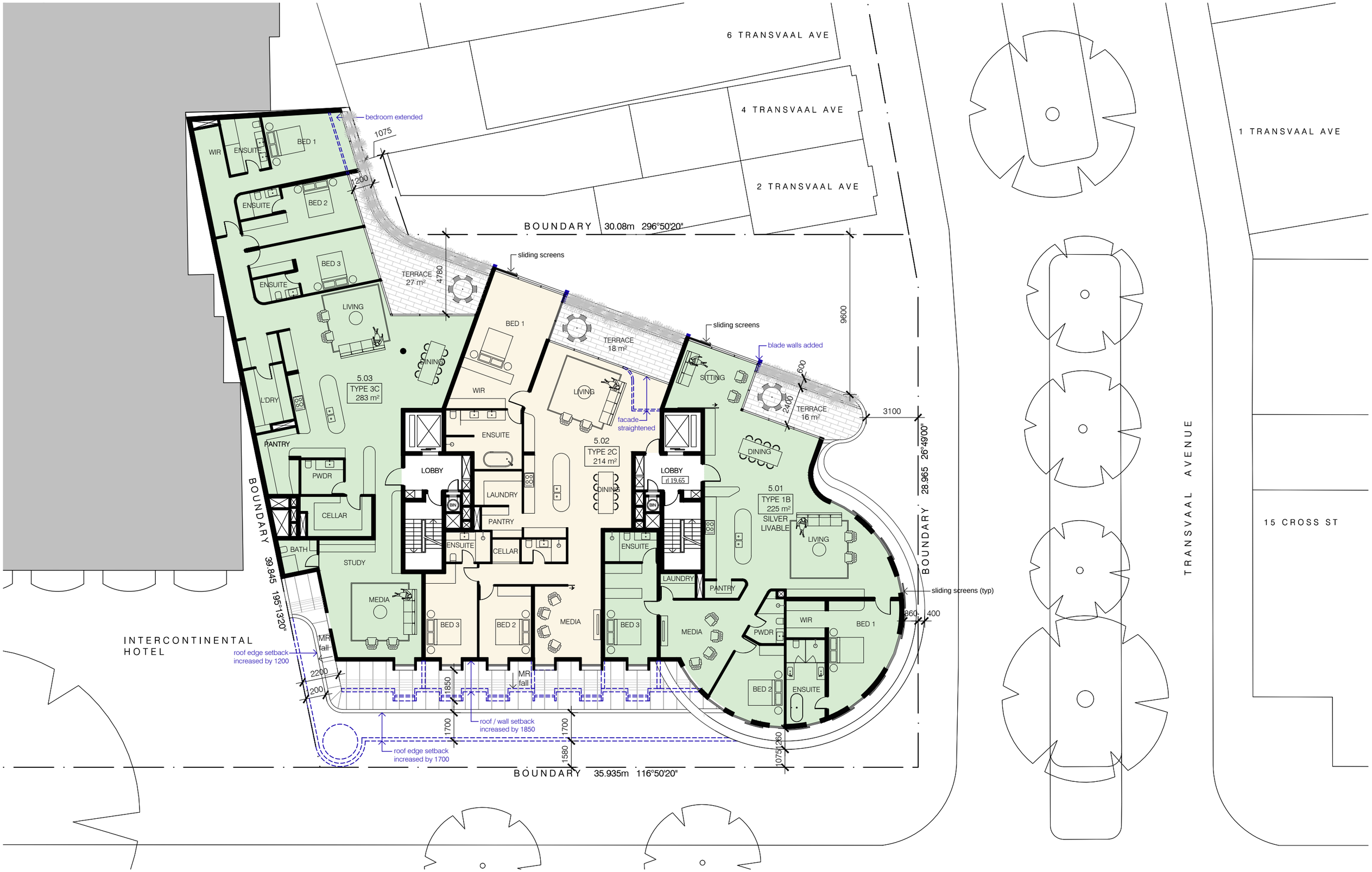

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drawing

plan - level 5

project

mixed use development
19-27 cross street, double bay

drawing no. DA_10 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile plan - level 5.dwg

job no. 1725

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DELETED

issue

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drawing

plan - roof terrace

project

mixed use development
19-27 cross street, double bay

drawing no. DA_11 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile plan - roof terrace.dwg

job no. 1725

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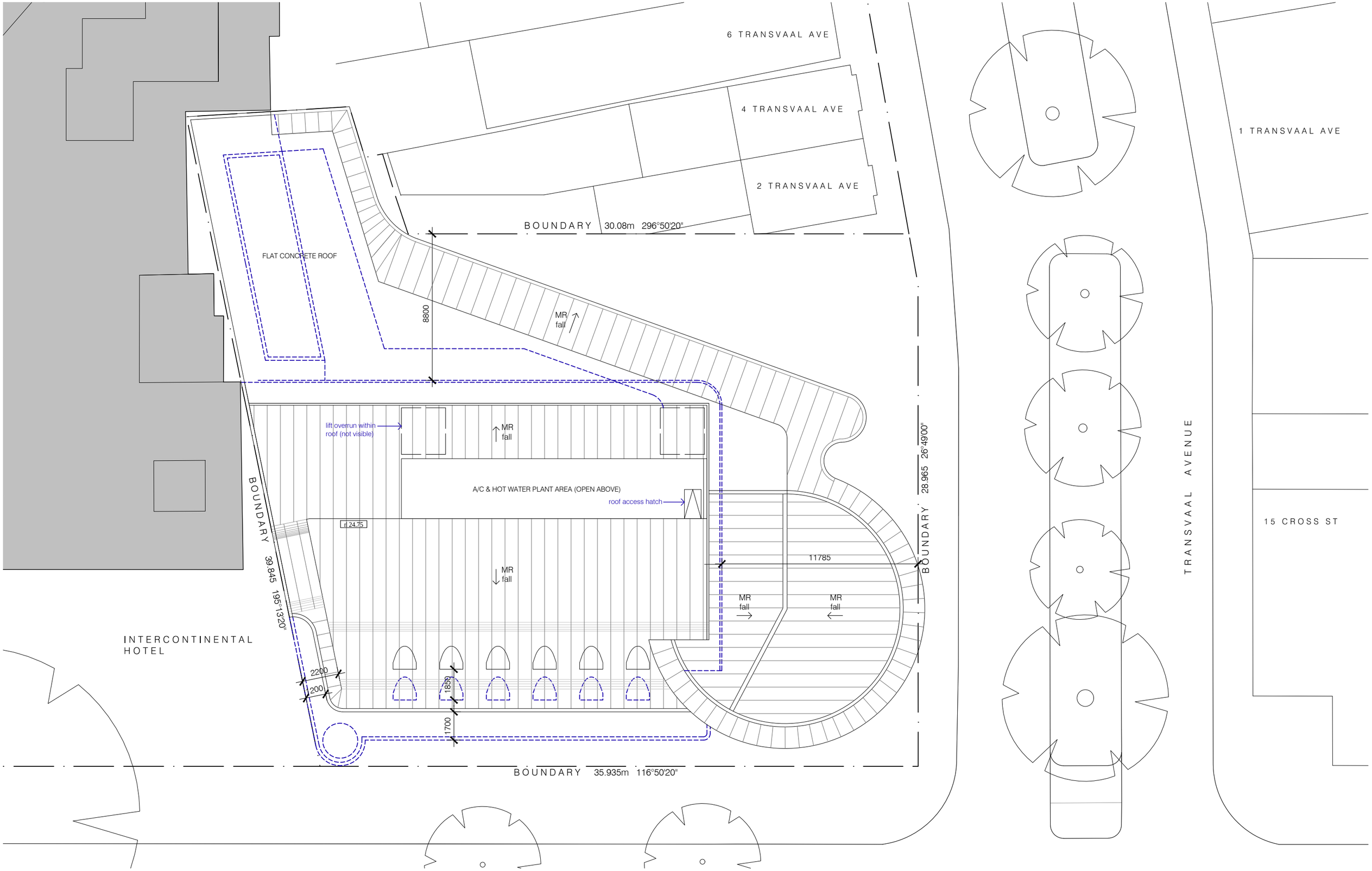

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drawing

plan - roof

project

mixed use development
19-27 cross street, double bay

drawing no. DA_12 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile plan - roof.dwg

job no. 1725

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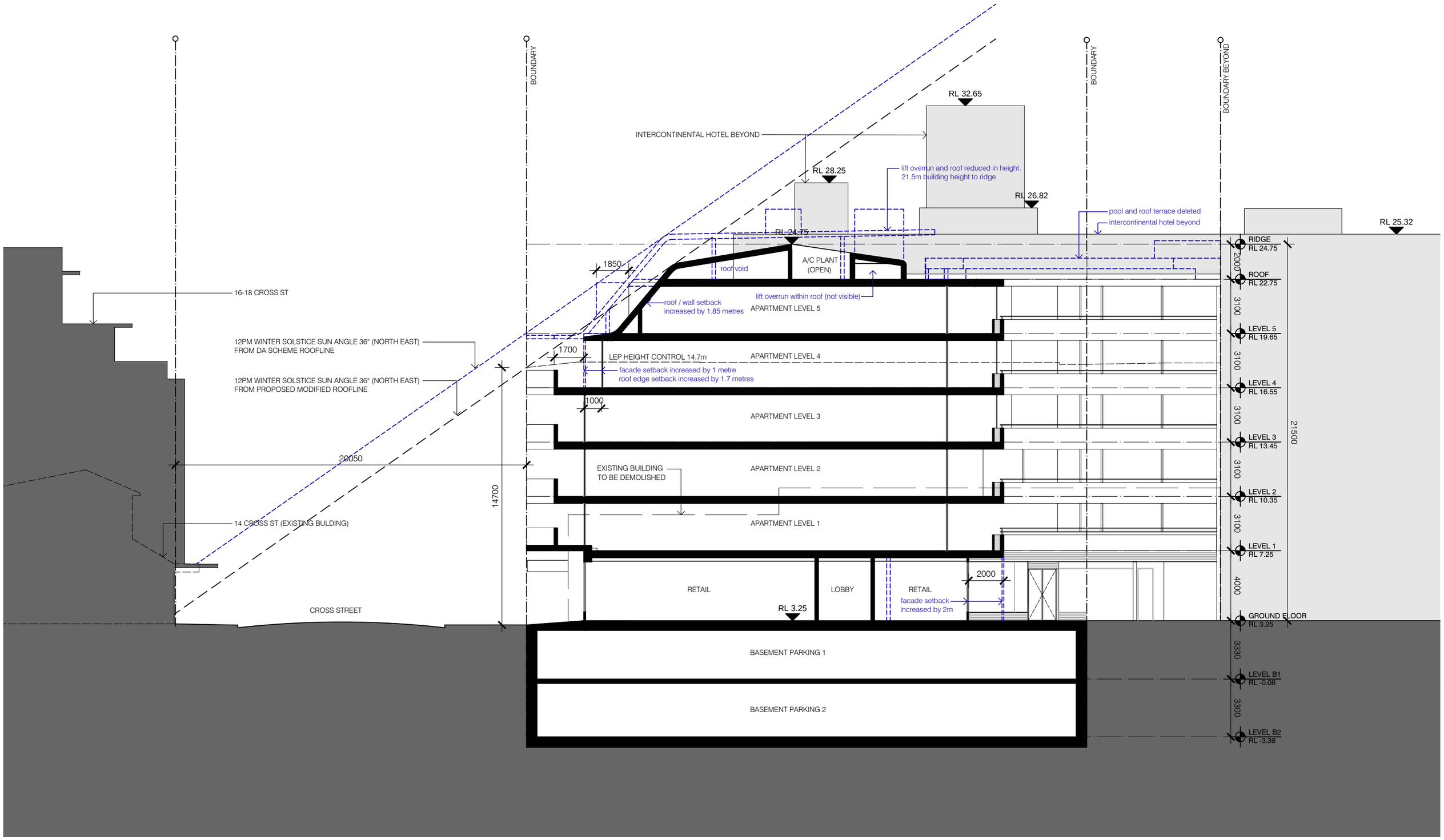

issue

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drawing

section aa

project

mixed use development
19-27 cross street, double bay

drawing no.

DA_13 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile section aa.dwg

job no.

1725

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drawing

elevation - south

project

mixed use development
19-27 cross street, double bay

drawing no. DA_14 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile elevation - south.dwg

job no. 1725

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drawing

elevation - east

project

mixed use development
19-27 cross street, double bay

drawing no. DA_15 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile elevation - east.dwg

job no. 1725

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drawing
elevation - north

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

job no.
1725

drawing no.
DA_16 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile elevation - north.dwg

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issue

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drawing

elevation - west

project

mixed use development
19-27 cross street, double bay

drawing no.

DA_17 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile elevation - west.dwg

job no.

1725

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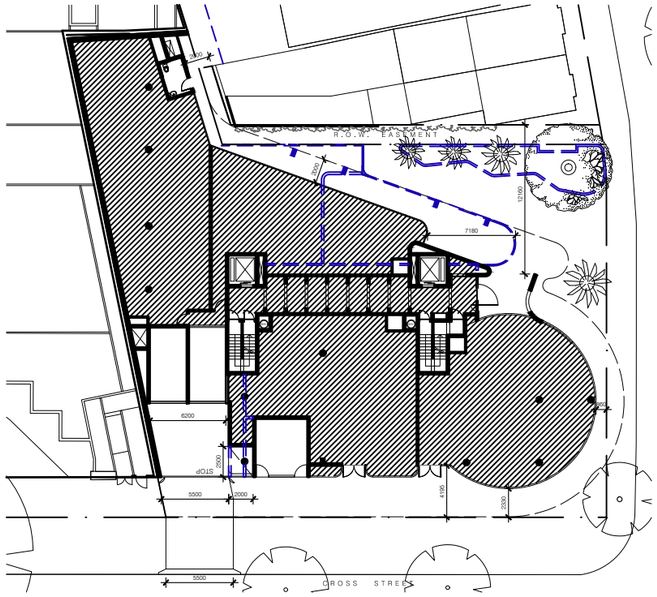
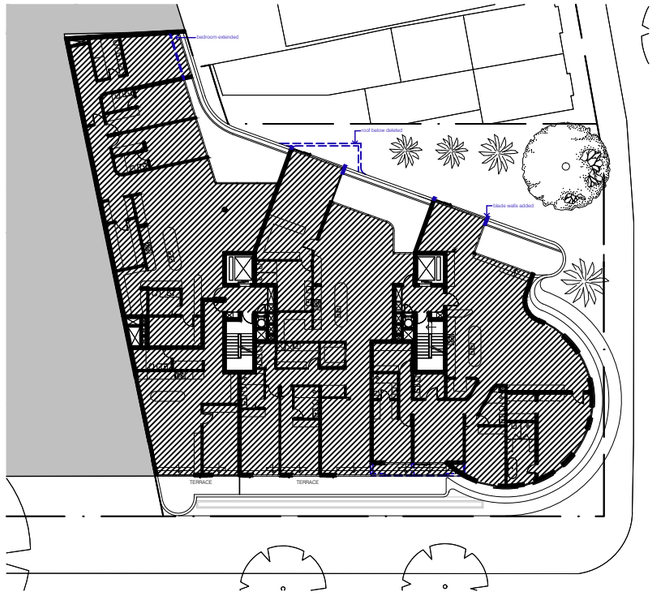
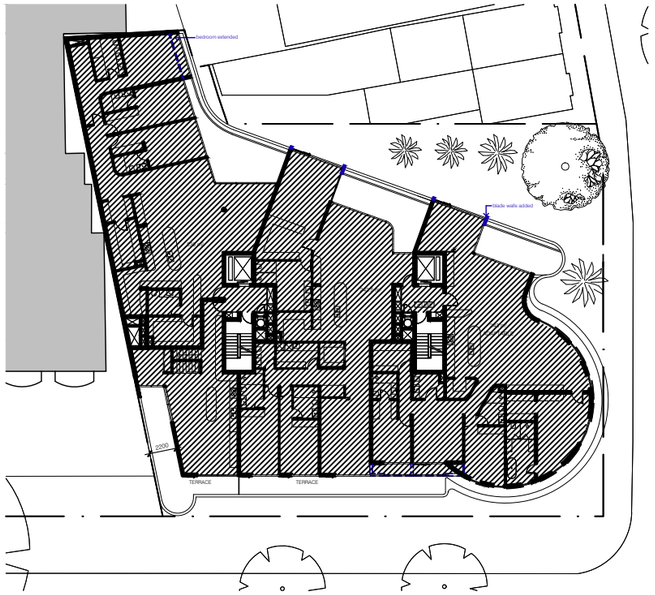


GROUND FLOOR
GFA= 679m²

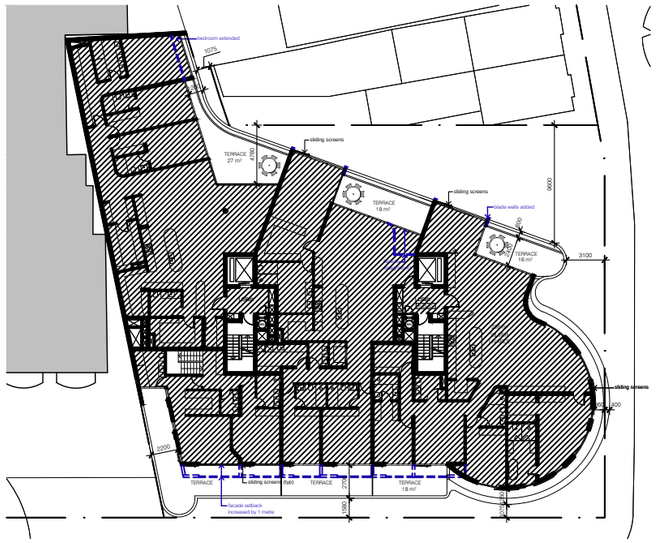


LEVEL 1
GFA= 824.5m²

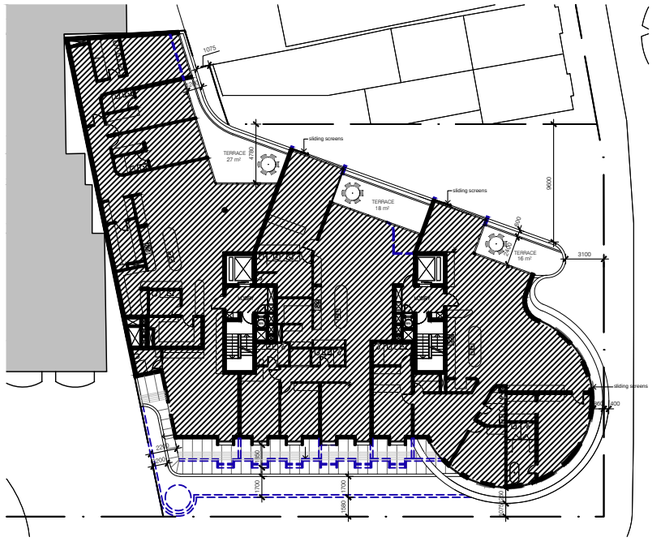
LEVEL 2
GFA= 823.5m²



LEVEL 3
GFA= 807m²



LEVEL 4
GFA= 783m²



LEVEL 5
GFA= 743m²

gfa calculations	
site area	1334 m²
	proposed
ground floor	679 m²
level 1	824.5 m²
level 2	823.5 m²
level 3	807 m²
level 4	783 m²
level 5	743
Total GFA	4660 m²
Total FSR	3.49:1
FSR residential	2.98:1
FSR commercial	0.51:1

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drawing

gfa diagrams

project

mixed use development
19-27 cross street, double bay

drawing no. DA_18 issue A

scale 1:500@a3 / 1:250@a1
plotdate 6/4/2021 7:40 PM
cadfile gfa diagrams.dwg

job no. 1725

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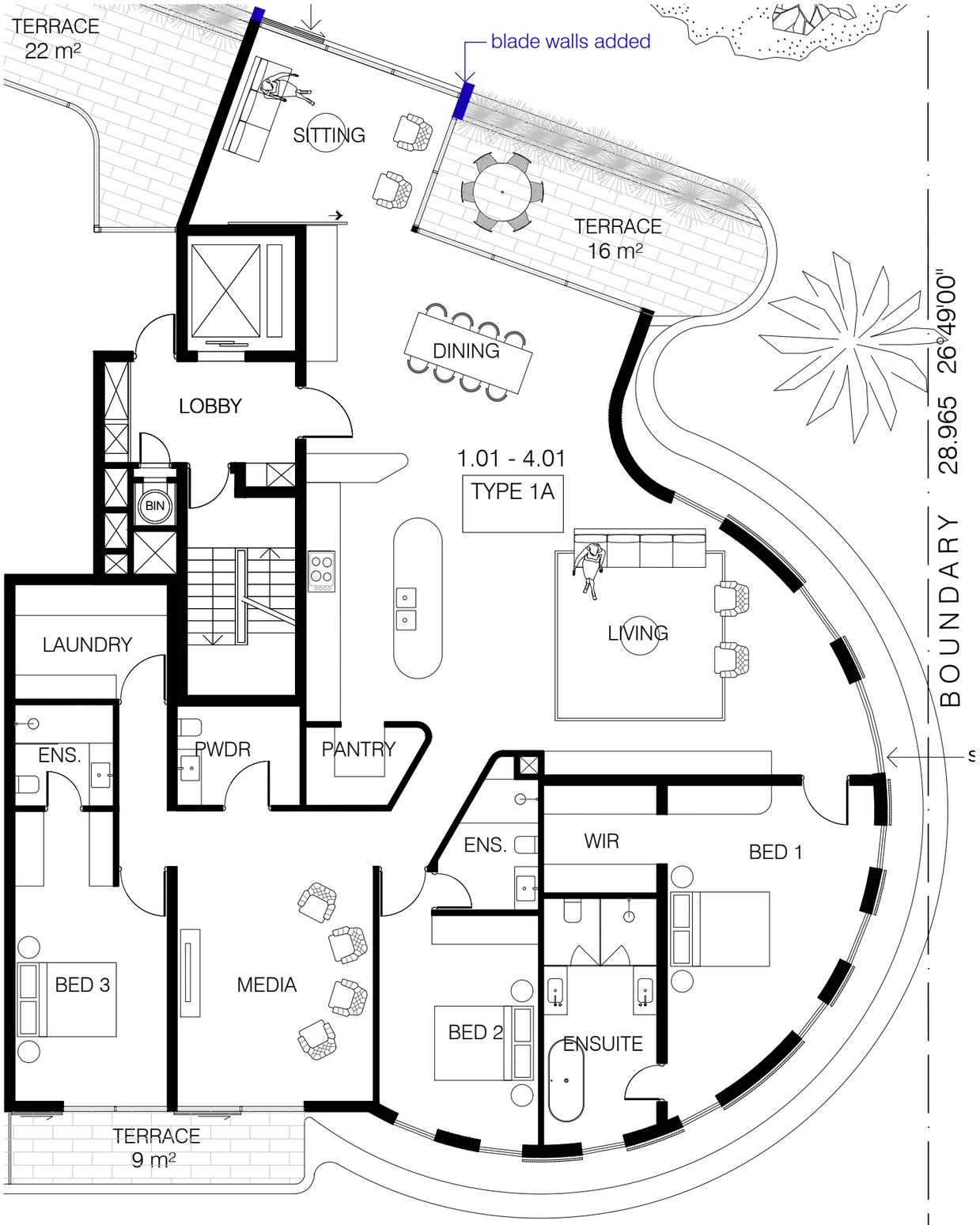
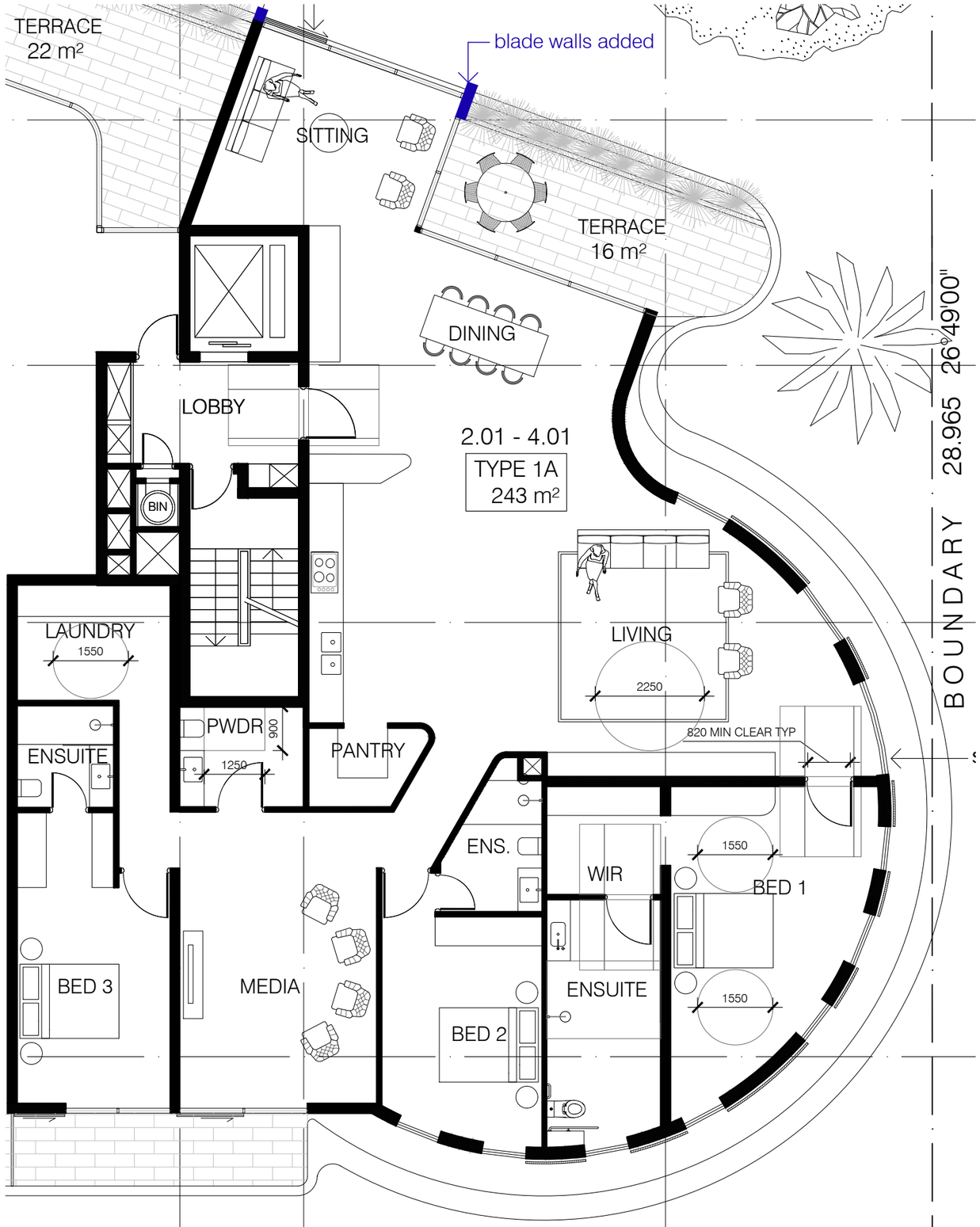


PRE-ADAPTATION LAYOUT - APARTMENT 2.01 & 3.01



POST-ADAPTATION LAYOUT - APARTMENT 2.01 & 3.01

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drawing

adaptable apartment layout

project

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drawing no. DA_19 issue A

scale 1:100@a3 / 1:50@a1
plotdate 6/4/2021 7:40 PM
cadfile adaptable apartment layout.dwg

job no. 1725

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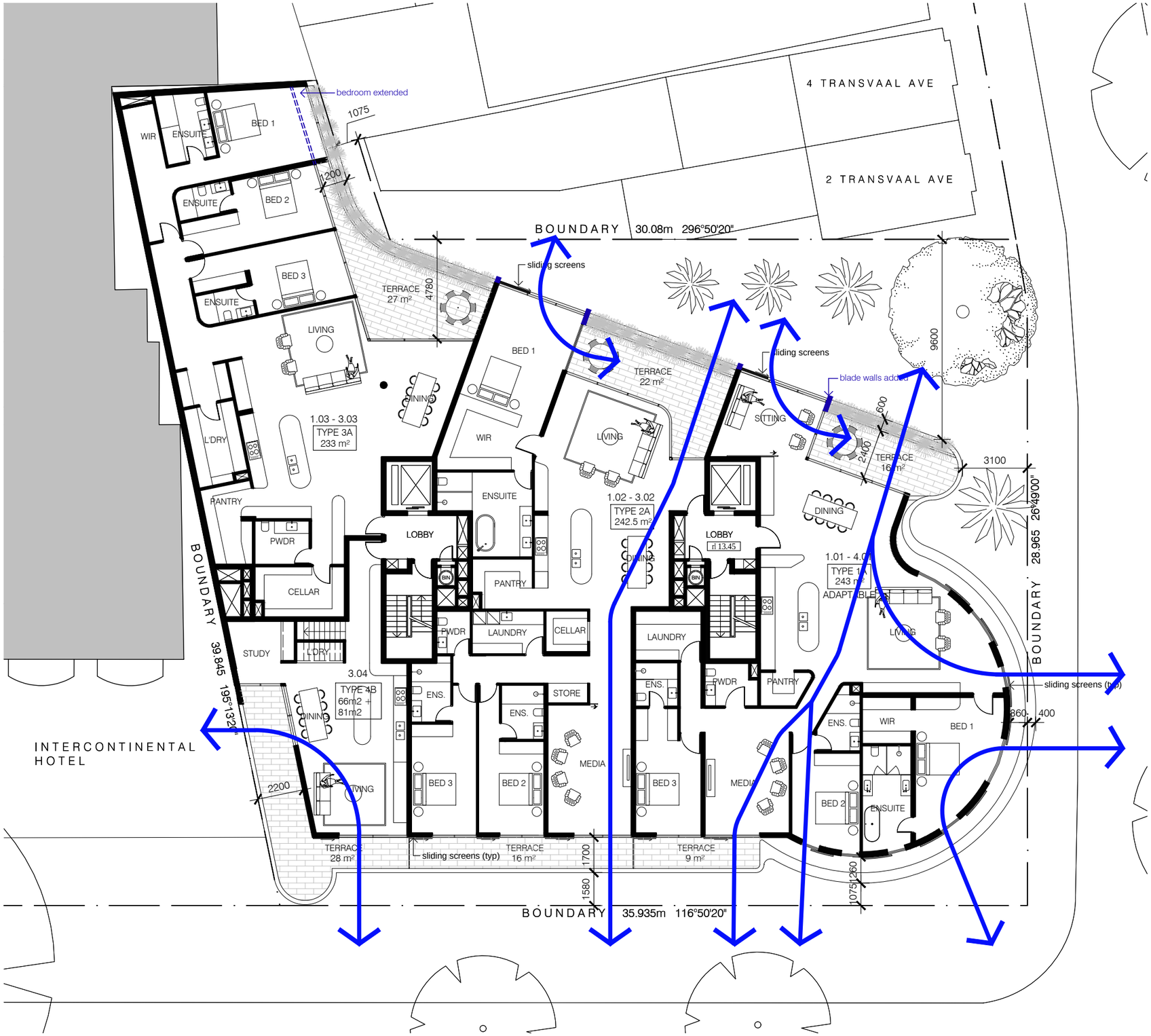

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ABN 80 003 635 372
NOM REG NO. 4895

drawing

ventilation diagram

project

mixed use development
19-27 cross street, double bay

drawing no. DA_20 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:40 PM
cadfile ventilation.dwg

job no. 1725

LUIGI ROSSELLI

LEGEND

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

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

remember

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NOM REG NO. 4895

drawing

adg diagrams

project

mixed use development
19-27 cross street, double bay

drawing.no. DA_21 issue A

scale 1:200@a3 / 1:100@a1
plotdate 6/4/2021 7:41 PM
cadfile adg diagrams.dwg

job.no. 1725

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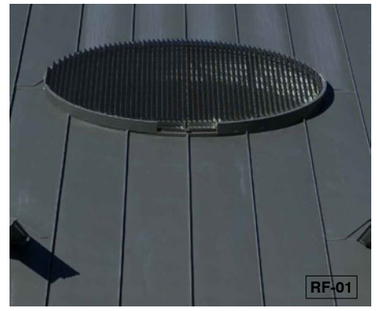

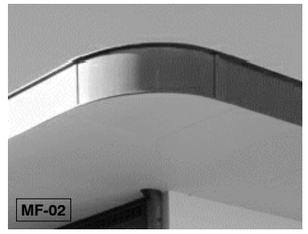

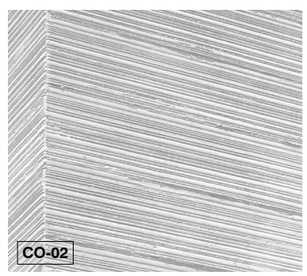

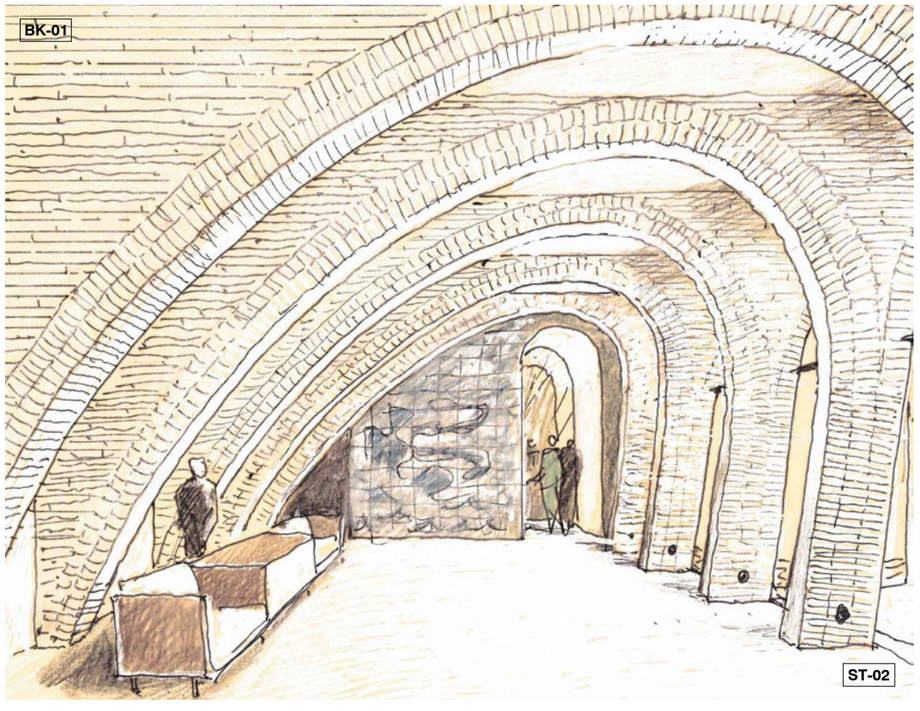

CODE	COMPONENT	MATERIAL	FINISH	COLOUR
EXTERNAL				
AL-01	External Sliding Screens	Aluminium Grate Flooring in frame	Powdercoat	(Dulux) Copper
AL-02	Expressed "Rings" & Handrails	Custom made aluminium box section	Powdercoat	(Dulux) White
AL-03	Curved Metal Fascias	Aluminium	Powdercoat	(Dulux) White
BK-01	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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ABN 80 003 635 372
NOM REG NO. 4895

drawing

exterior finishes

project

mixed use development
19-27 cross street, double bay

drawing no. DA_22 issue A

scale nts
plotdate 6/4/2021 7:41 PM
cadfile exterior finishes.dwg

job no. 1725

LUIGI ROSSELLI

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

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drawing

photomontage

project

mixed use development
19-27 cross street, double bay

drawing no. DA_23 issue A

scale nts
plotdate 6/4/2021 7:41 PM
cadfile photomontage.dwg

job no. 1725

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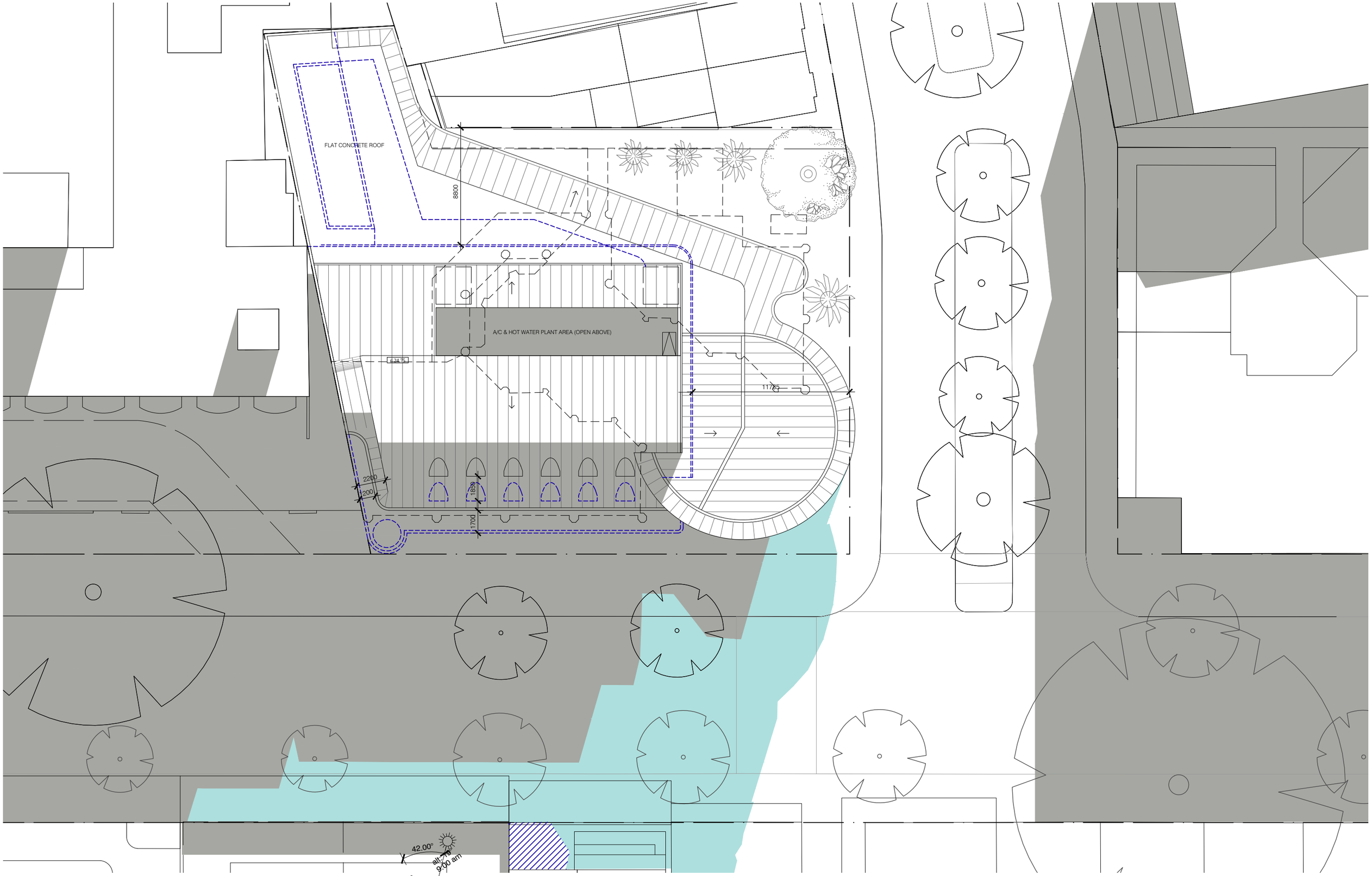

LEGEND

- existing shadows
- additional shadows
- reduction in overshadowing by proposed modifications

issue

date	description
---- 18.08.20	da_issue
A 04.06.21	da modifications

remember

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NOM REG NO. 4895

drawing

shadow diagrams 9am 21st june

project

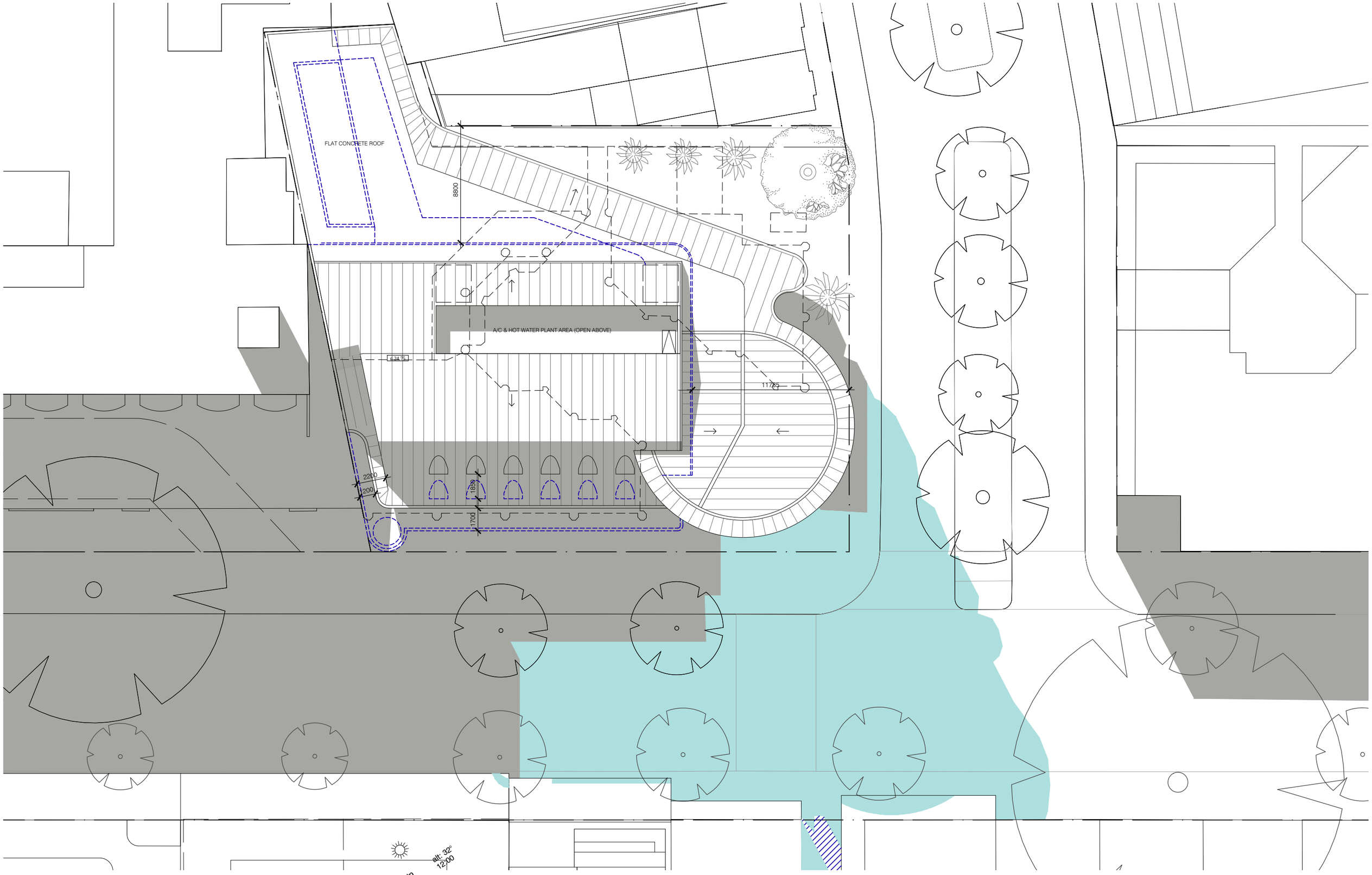
mixed use development
19-27 cross street, double bay

drawing no. DA_24 issue A

scale 1:250@a3 / 1:125@a1
plotdate 6/4/2021 7:41 PM
cadfile shadow diagrams 9am.dwg

job no. 1725

LUIGI ROSSELLI



LEGEND

- existing shadows
- additional shadows
- reduction in overshadowing by proposed modifications

issue

date	description
---- 18.08.20	da_issue
A 04.06.21	da modifications

remember

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drawing

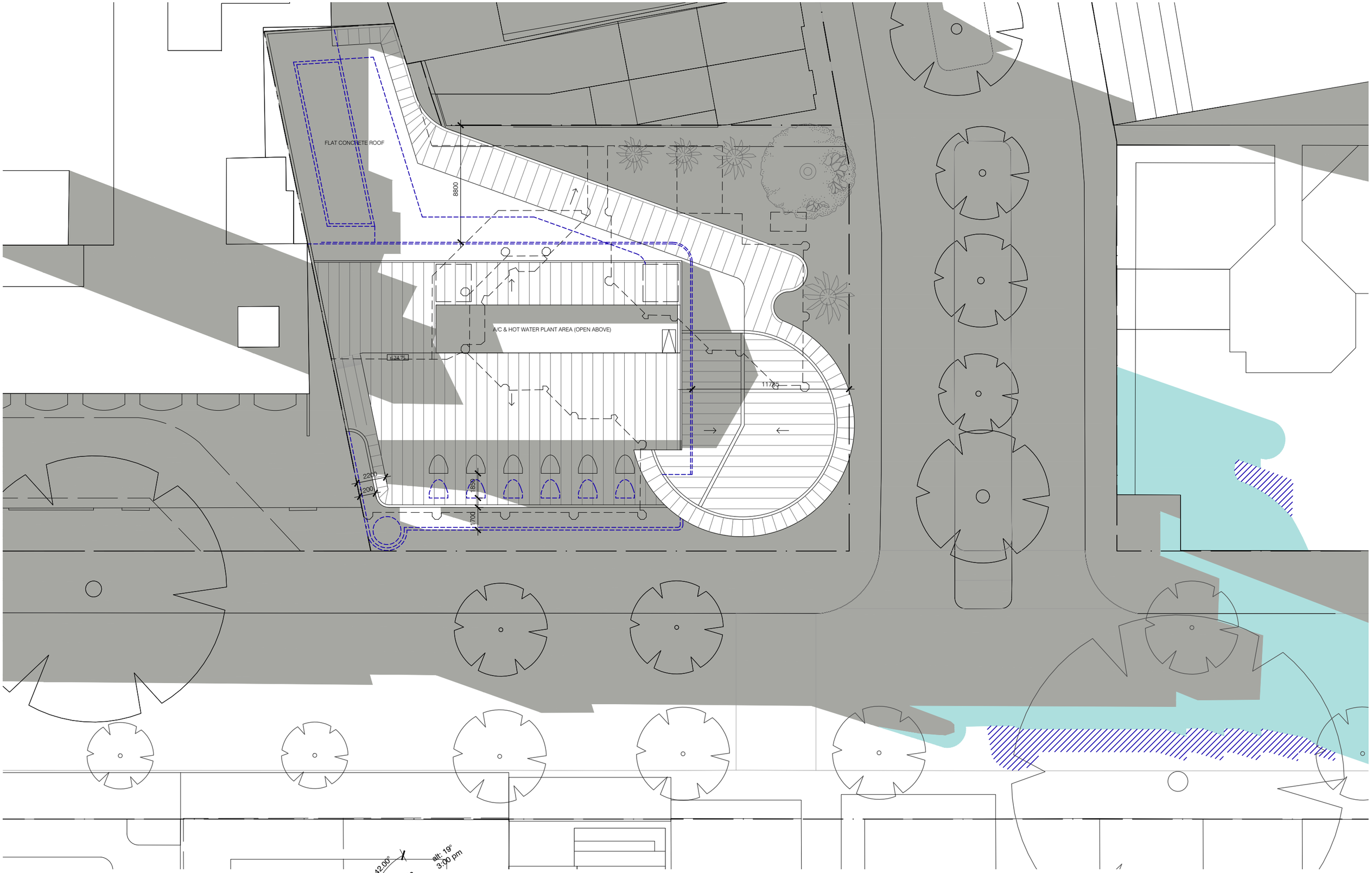
shadow diagrams
12pm 21st june
mixed use development
19-27 cross street, double bay

drawing no. DA_25 issue A

scale 1:250@a3 / 1:125@a1
plotdate 6/4/2021 7:41 PM
cadfile shadow diagrams 12pm.dwg

job no. 1725

LUIGI ROSSELLI



LEGEND

- existing shadows
- additional shadows
- reduction in overshadowing by proposed modifications

issue	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

remember

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ABN 80 003 635 372
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drawing

shadow diagrams 3pm 21st june

project

mixed use development
19-27 cross street, double bay

drawing no. DA_26 issue A

scale 1:250@a3 / 1:125@a1
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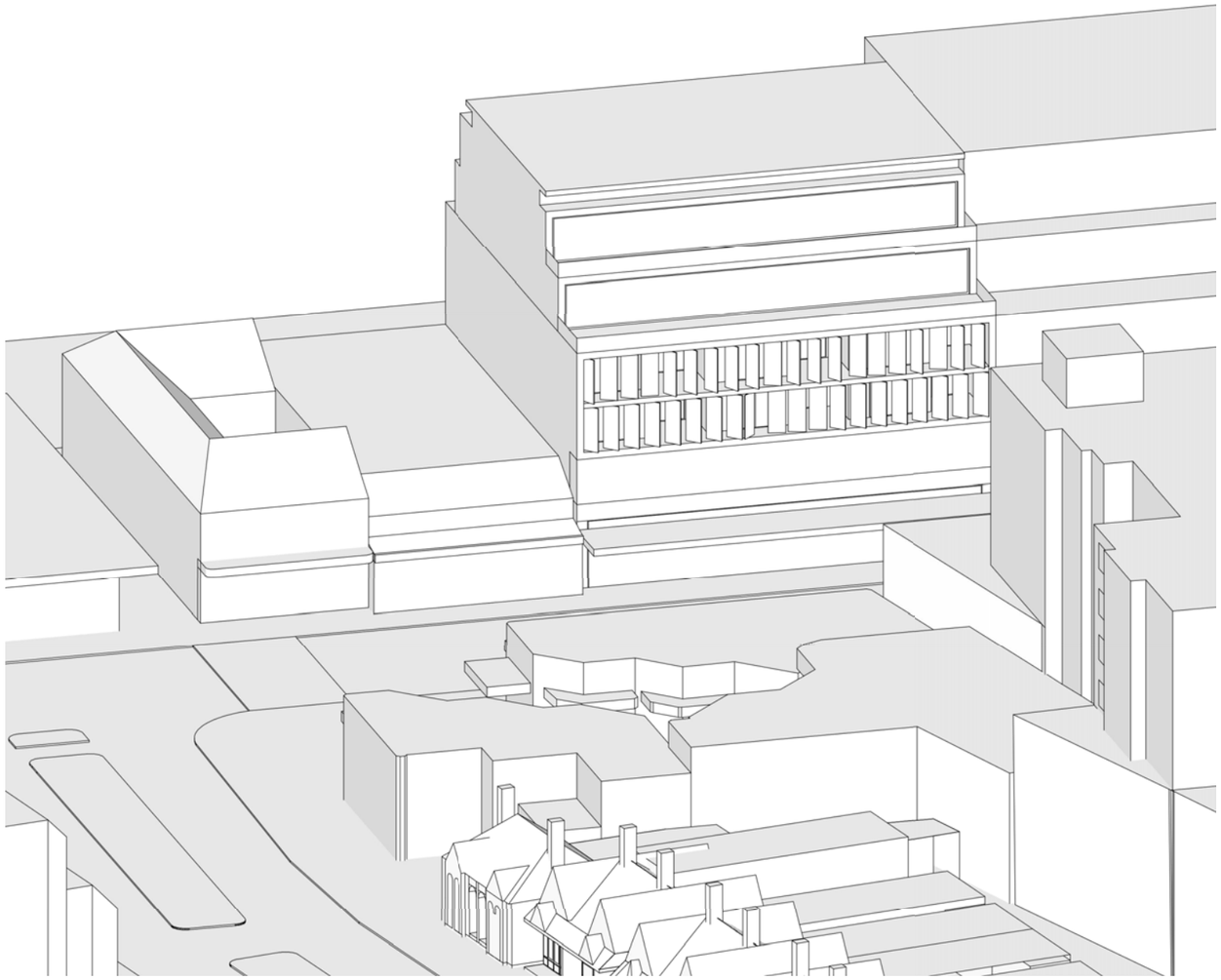
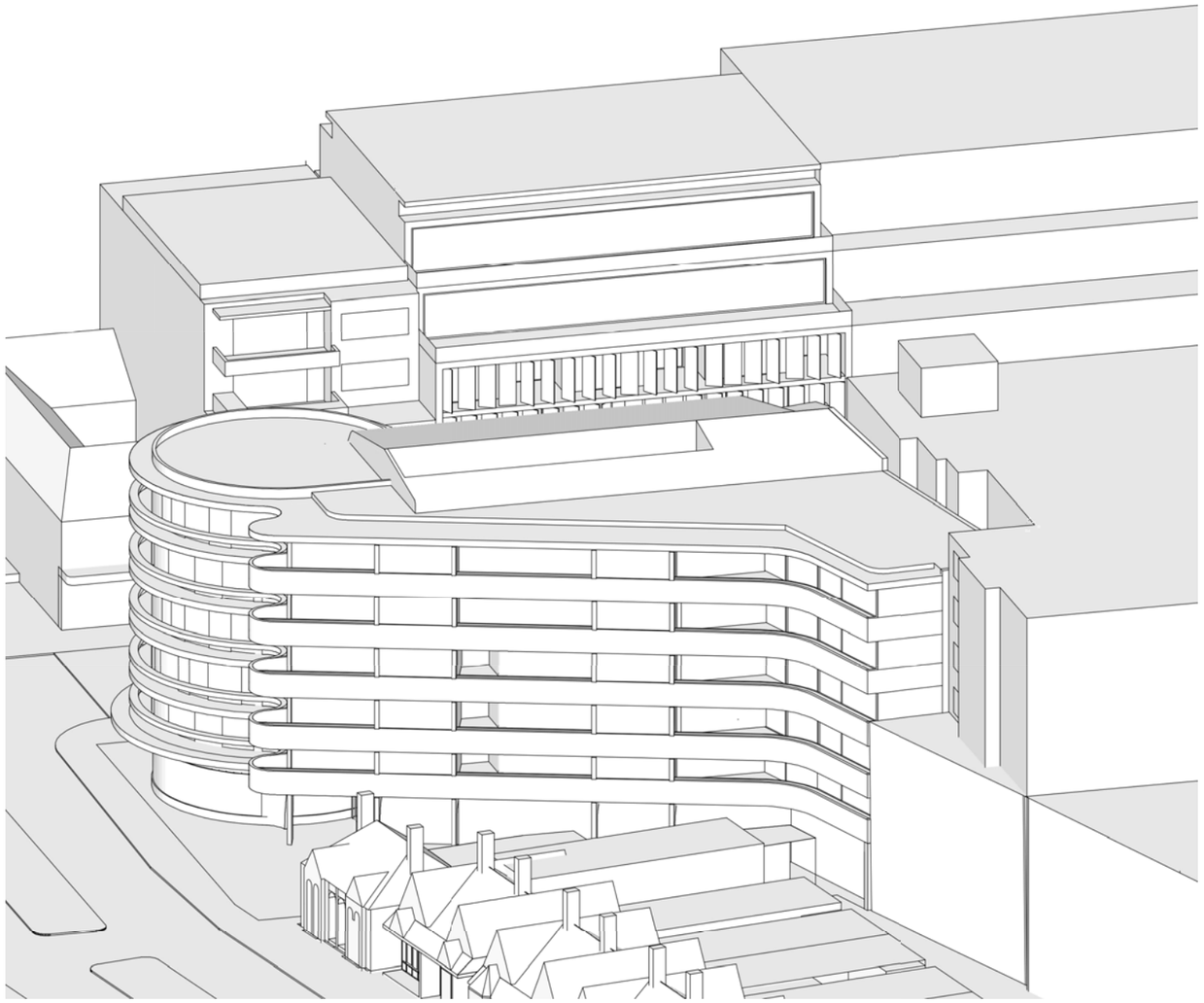
job no. 1725

LUIGI ROSSELLI



SUNEYE VIEW 21ST JUNE - 9AM
EXISTING



SUNEYE VIEW 21ST JUNE - 9AM
PROPOSED

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

remember

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ABN 80 003 635 372
NOM REG NO. 4895

drawing

solar analysis 9am
21st june

project

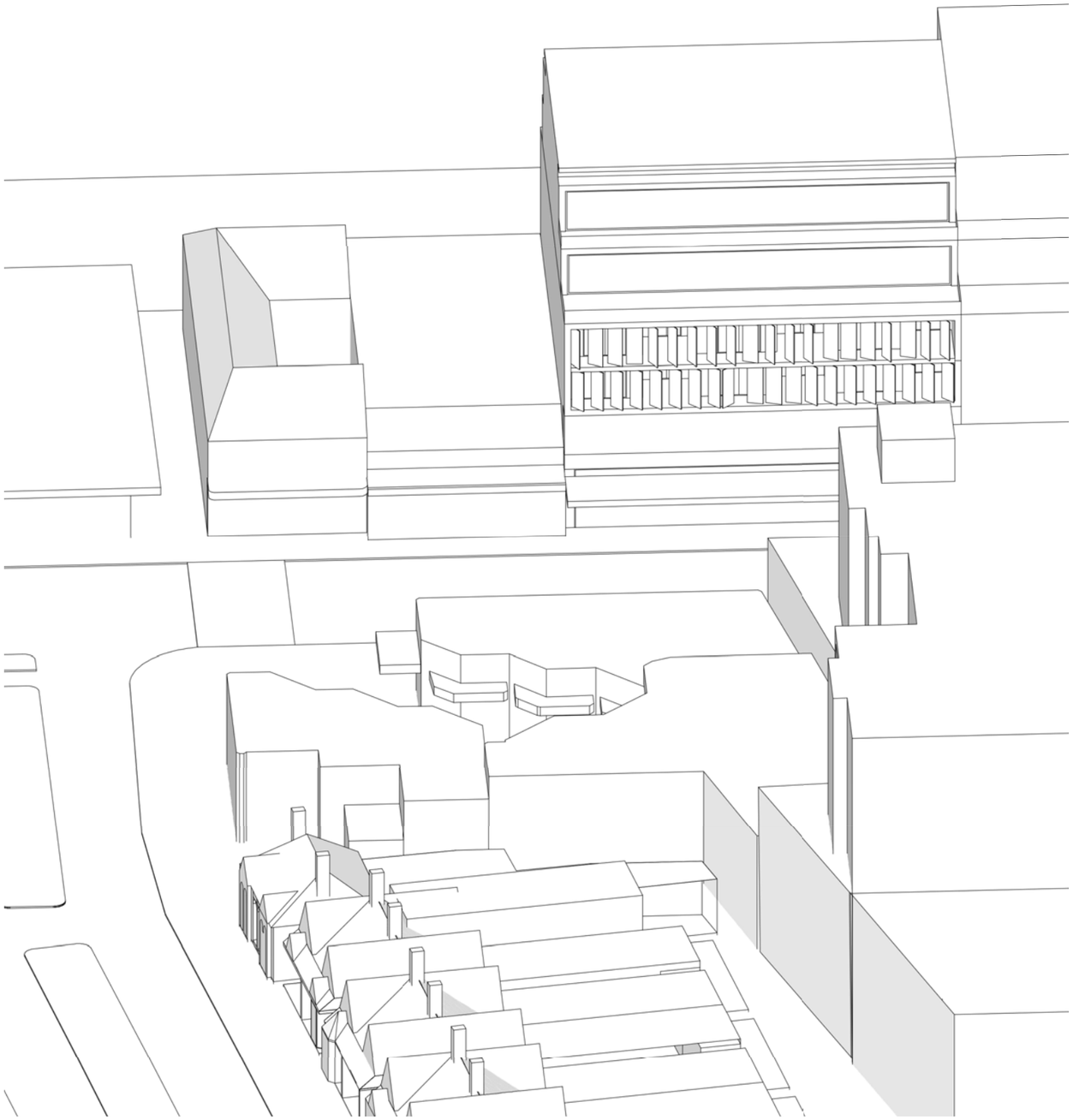
mixed use development
19-27 cross street, double bay

drawing no. DA_27 issue A

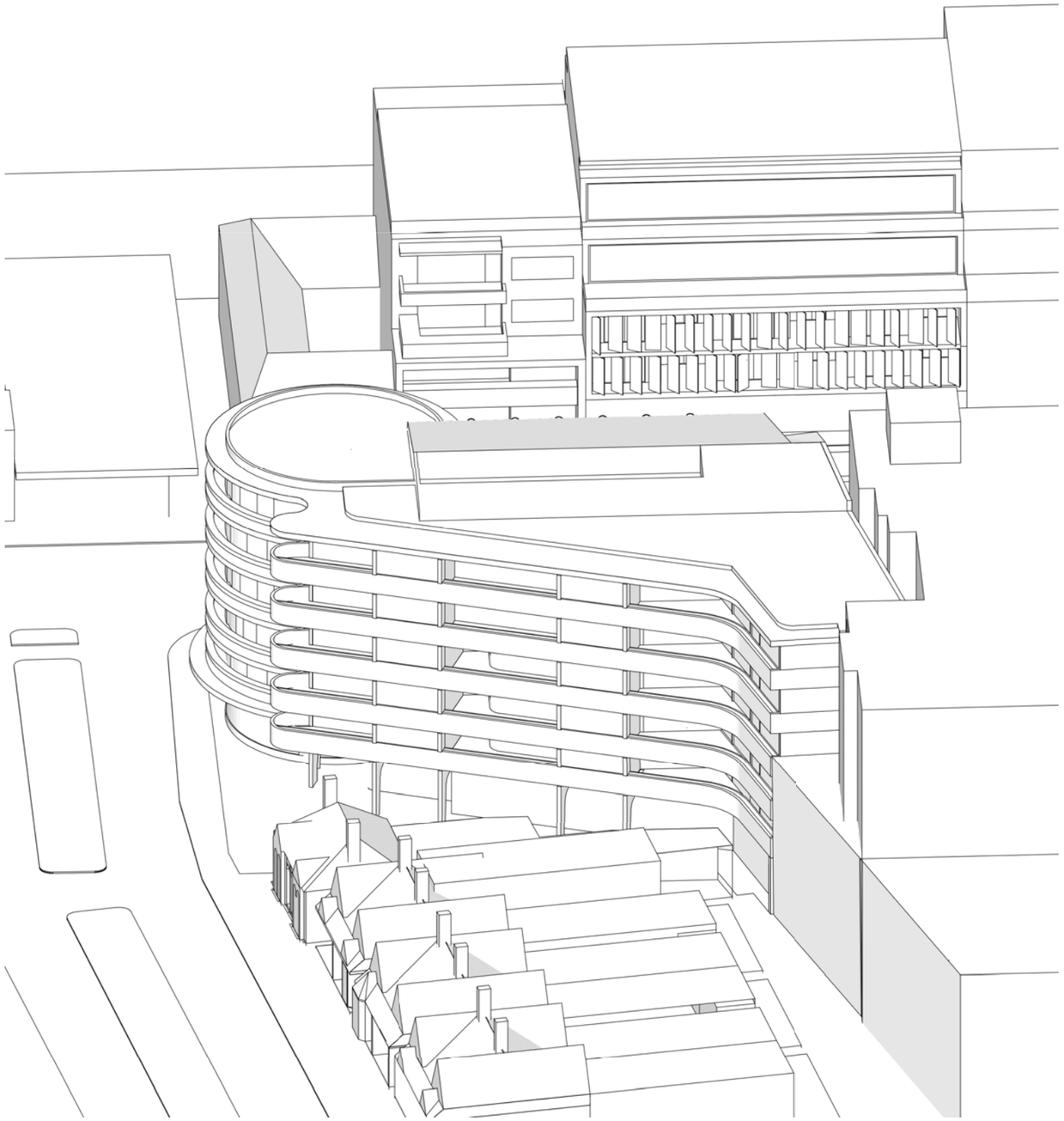
scale nts
plotdate 6/4/2021 7:41 PM
cadfile solar analysis 9am.dwg

job no. 1725

LUIGI ROSSELLI



SUNEYE VIEW 21ST JUNE - 10AM
EXISTING



SUNEYE VIEW 21ST JUNE - 10AM
PROPOSED

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

remember

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ABN 80 003 635 372
NOM REG NO. 4895

project

drawing

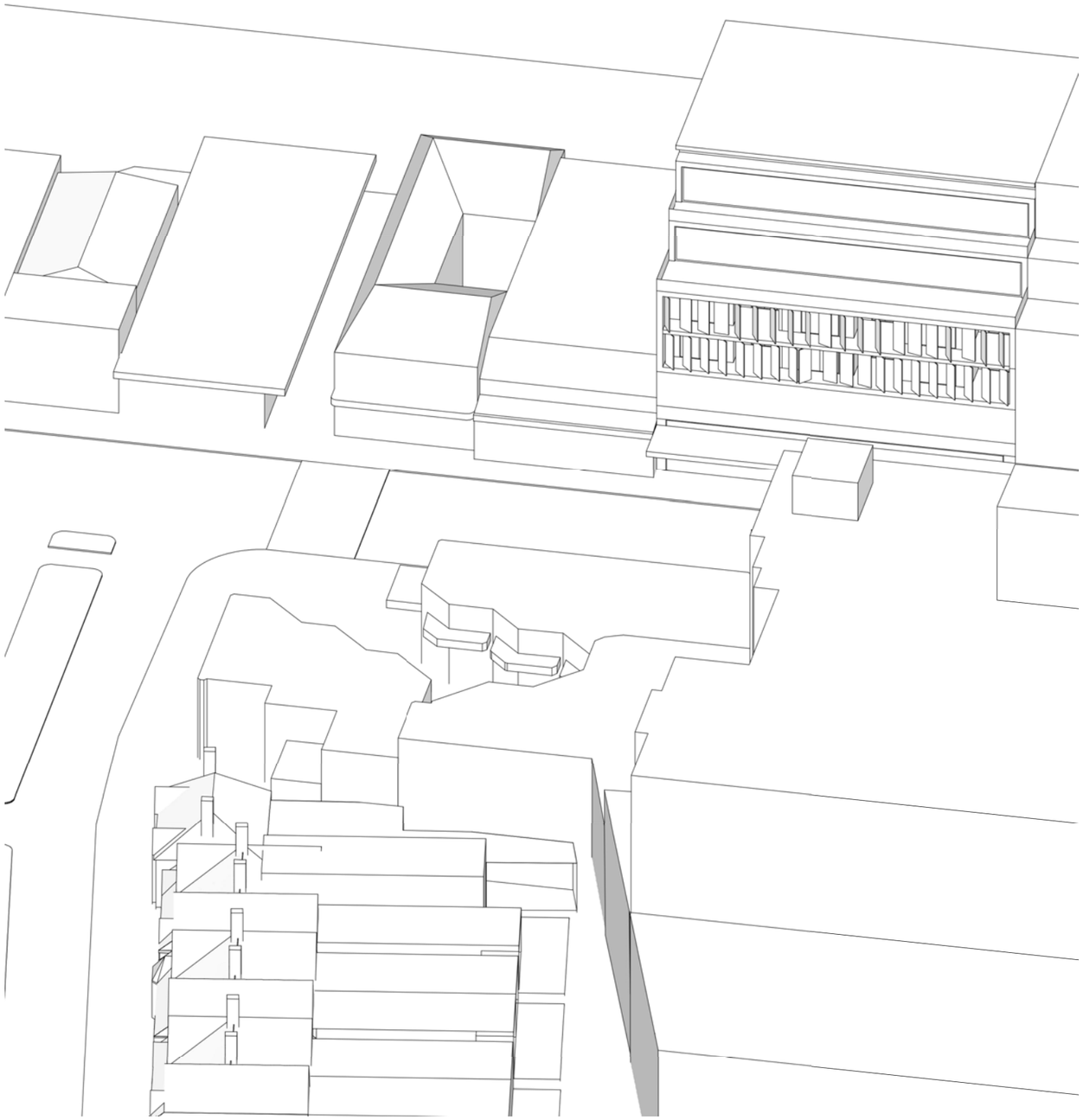
solar analysis 10am
21st june
mixed use development
19-27 cross street, double bay

drawing.no. DA_28 issue A

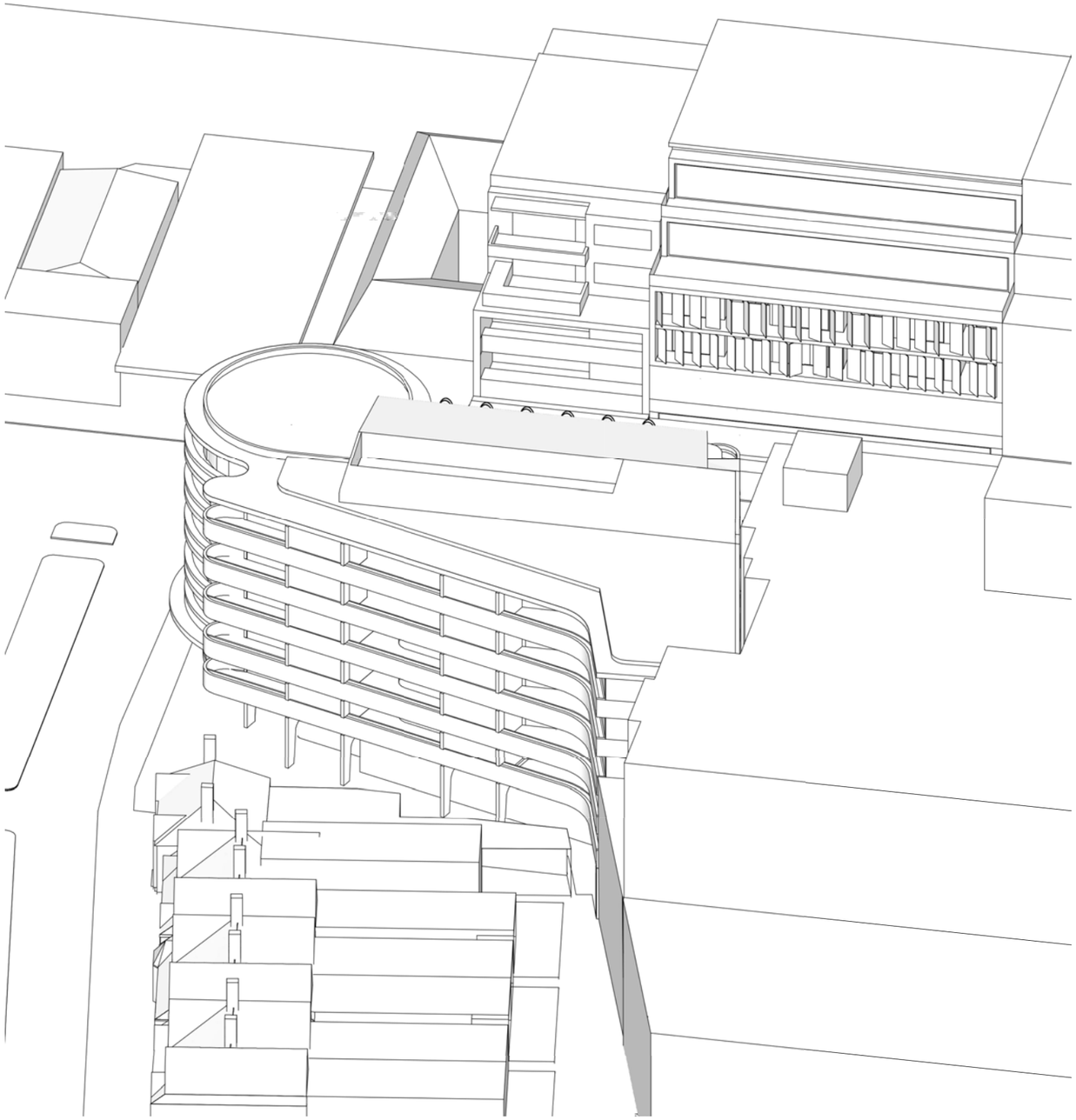
scale nts
plotdate 6/4/2021 7:41 PM
cadfile solar analysis 10am.dwg

job.no. 1725

LUIGI ROSSELLI



SUNEYE VIEW 21ST JUNE - 11AM
EXISTING



SUNEYE VIEW 21ST JUNE - 11AM
PROPOSED

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

remember

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NOM REG NO. 4895

drawing

solar analysis 11am
21st june

project

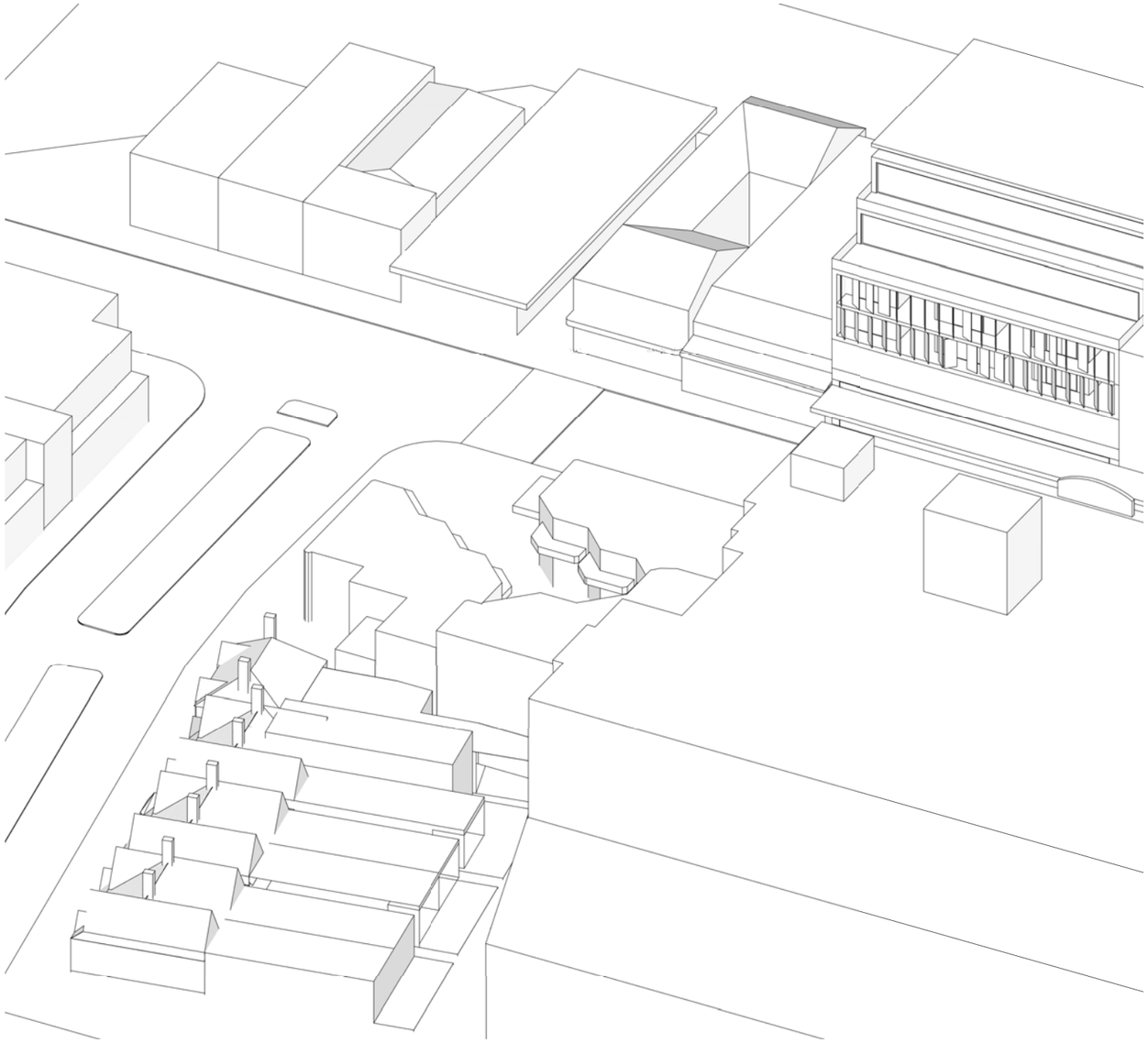
mixed use development
19-27 cross street, double bay

drawing no. DA_29 issue A

scale nts
plotdate 6/4/2021 7:41 PM
cadfile solar analysis 11am.dwg

job no. 1725

LUIGI ROSSELLI



SUNEYE VIEW 21ST JUNE - 12PM
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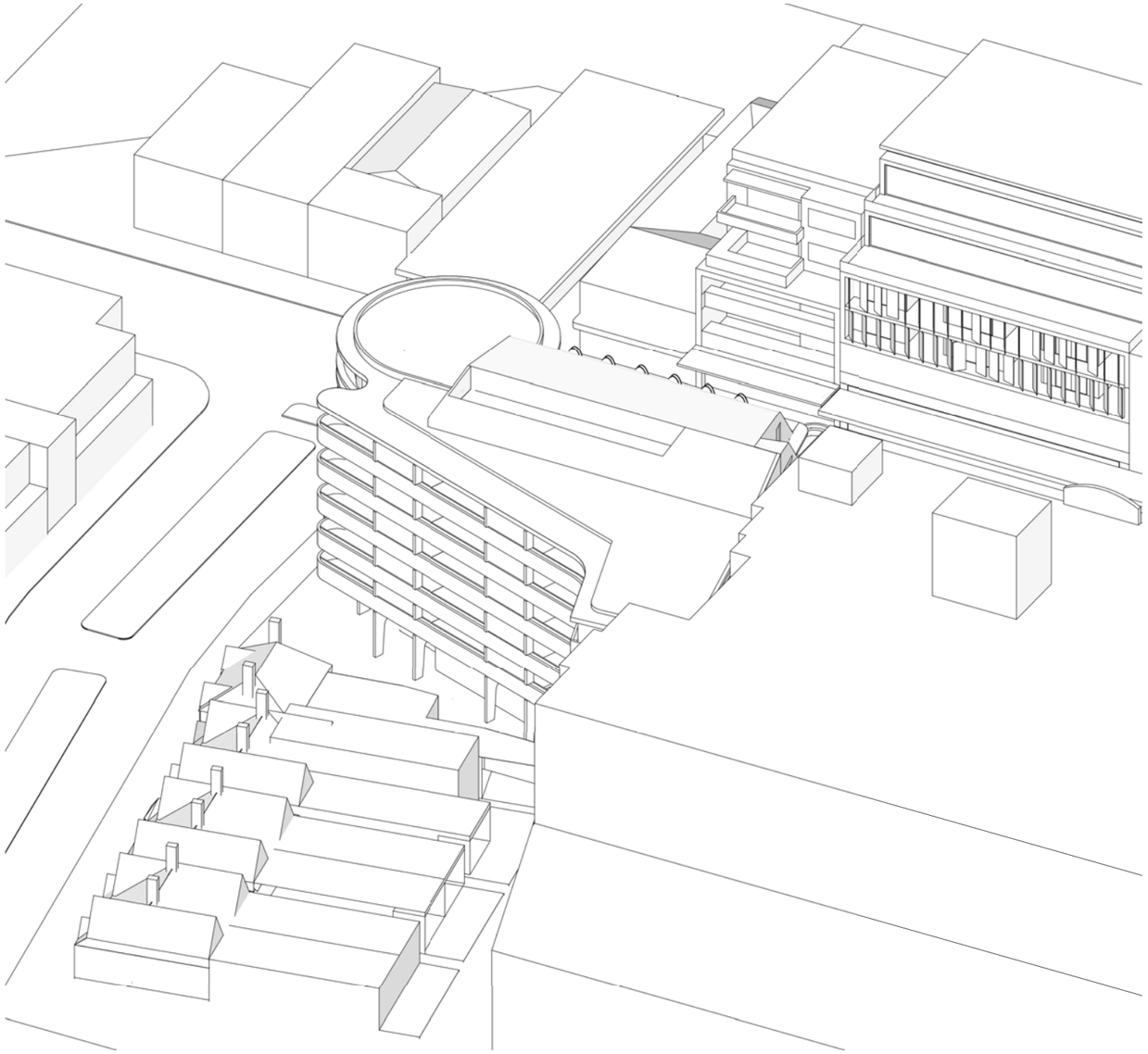

SUNEYE VIEW 21ST JUNE - 12PM
PROPOSED

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

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drawing

solar analysis 12pm
21st june

project

mixed use development
19-27 cross street, double bay

drawing no. DA_30 issue A

scale nts
plotdate 6/4/2021 7:41 PM
cadfile solar analysis 12pm.dwg

job no. 1725

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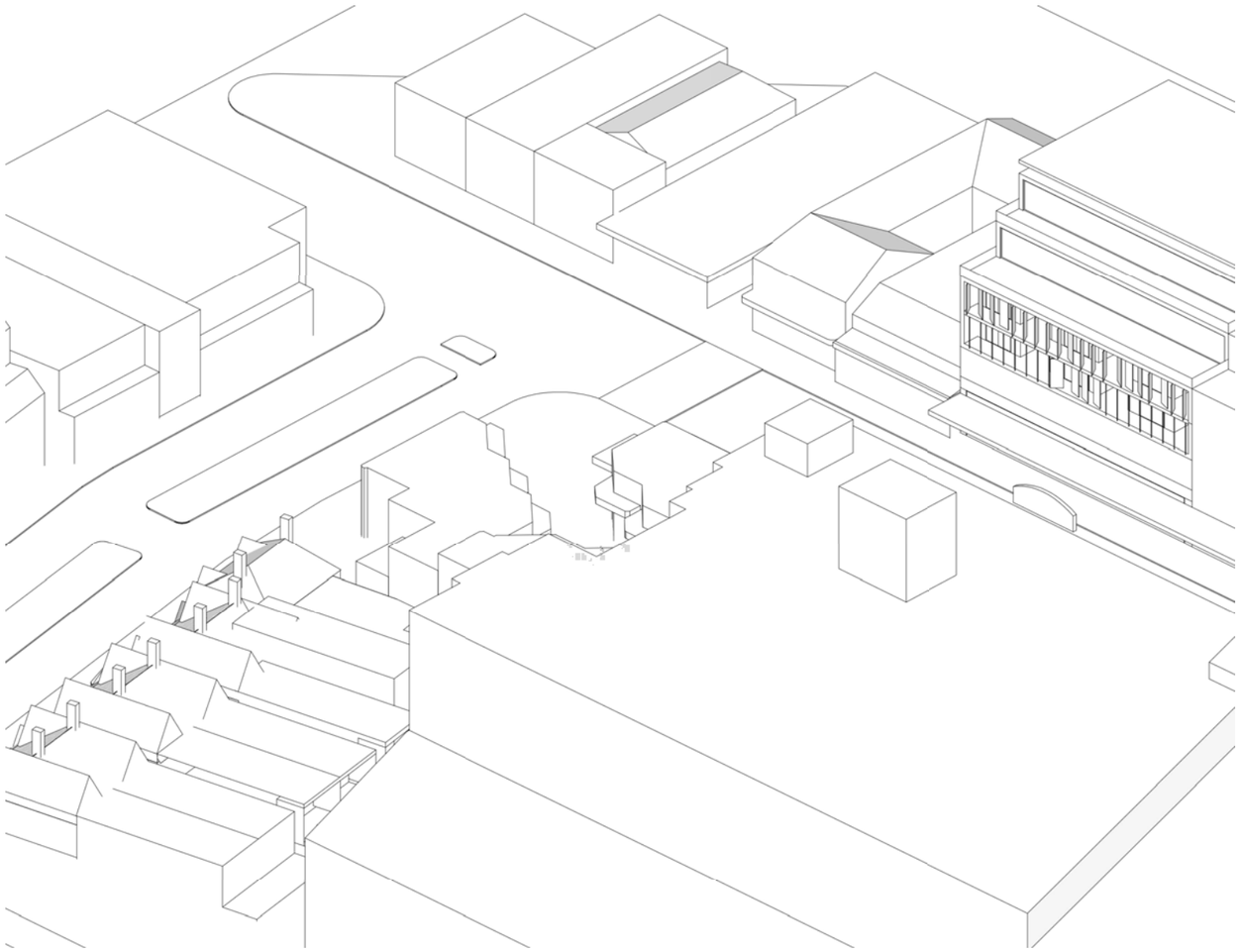
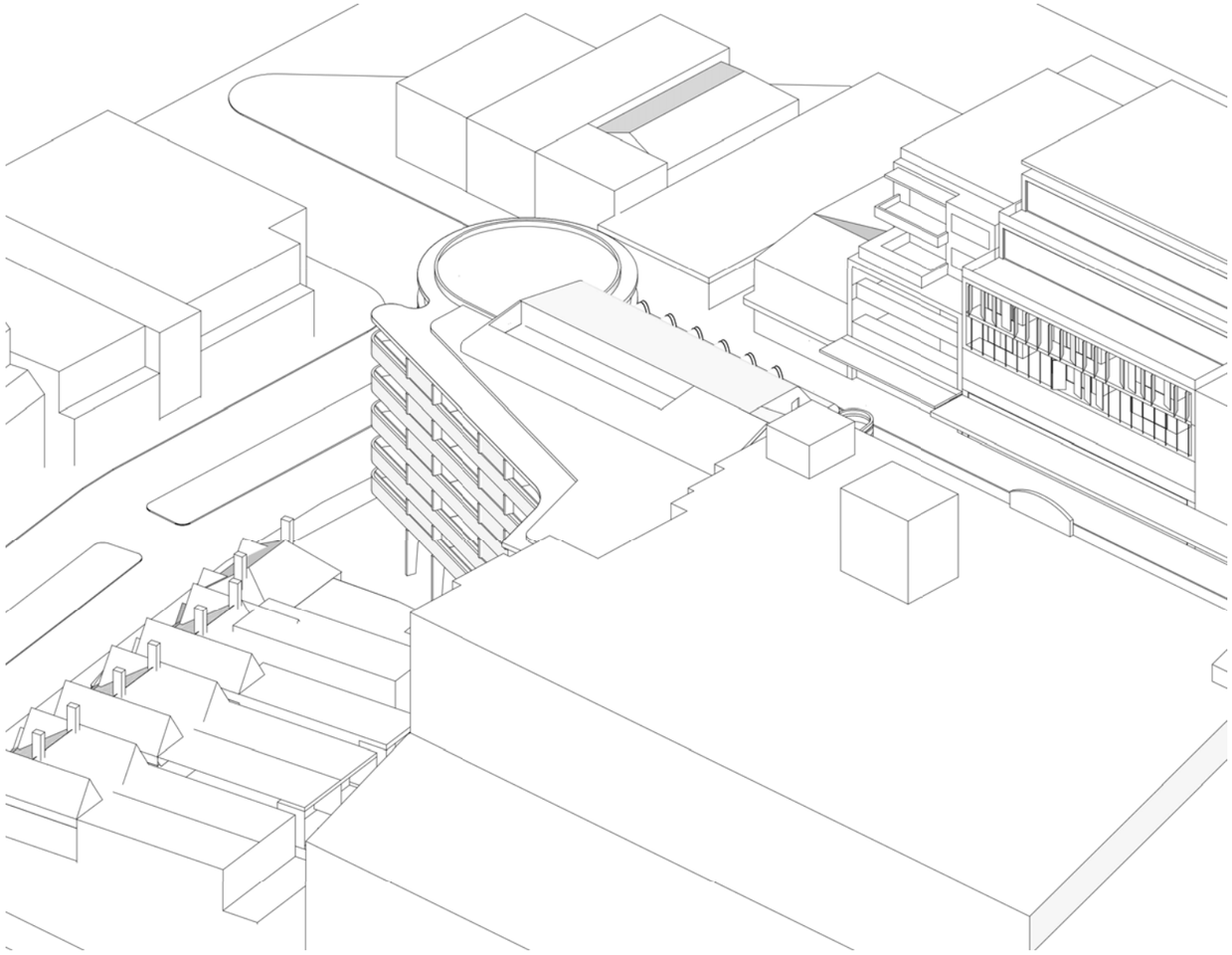


SUNEYE VIEW 21ST JUNE - 1PM
EXISTING



SUNEYE VIEW 21ST JUNE - 1PM
PROPOSED

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

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ABN 80 003 635 372
NOM REG NO. 4895

project

drawing

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

drawing no.

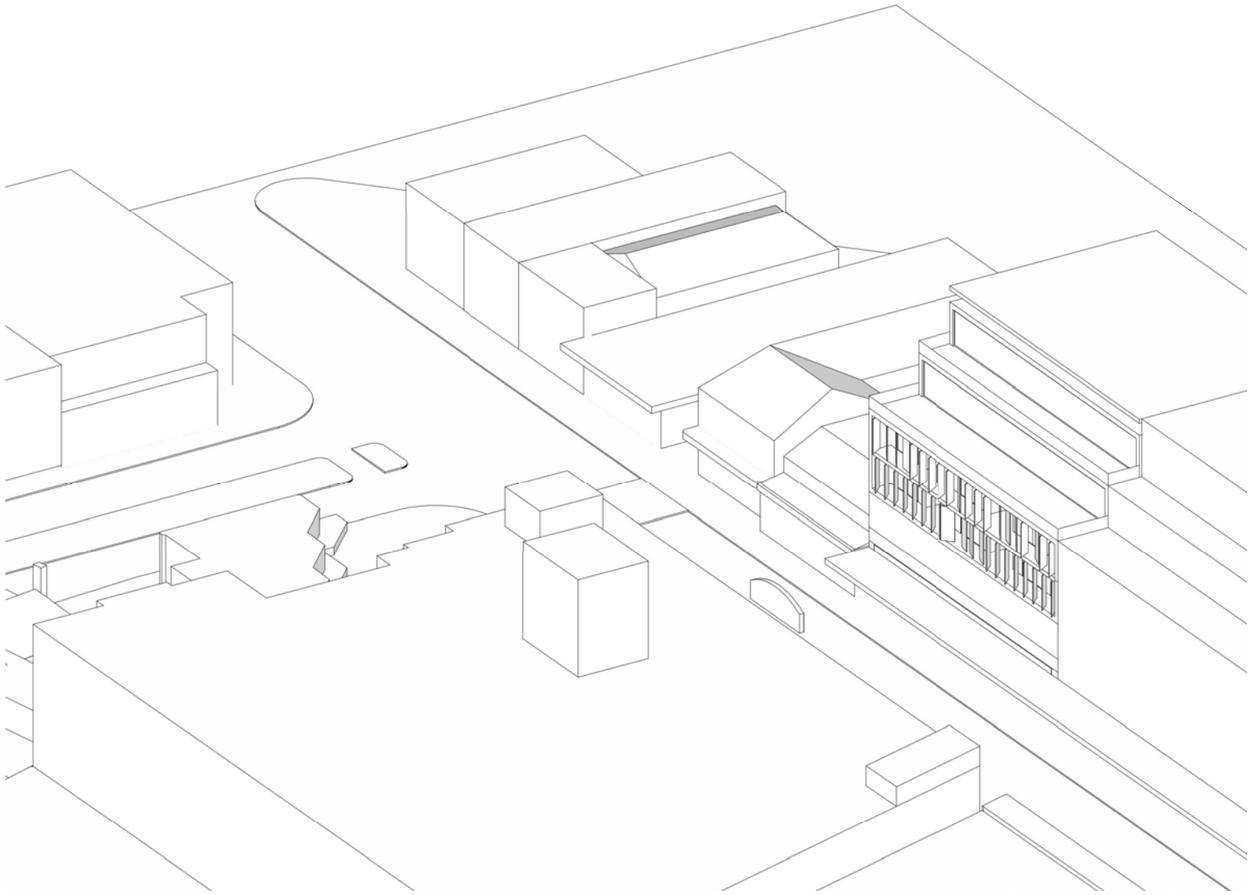
DA_31 issue A

scale nts
plotdate 6/4/2021 7:41 PM
cadfile solar analysis 1pm.dwg

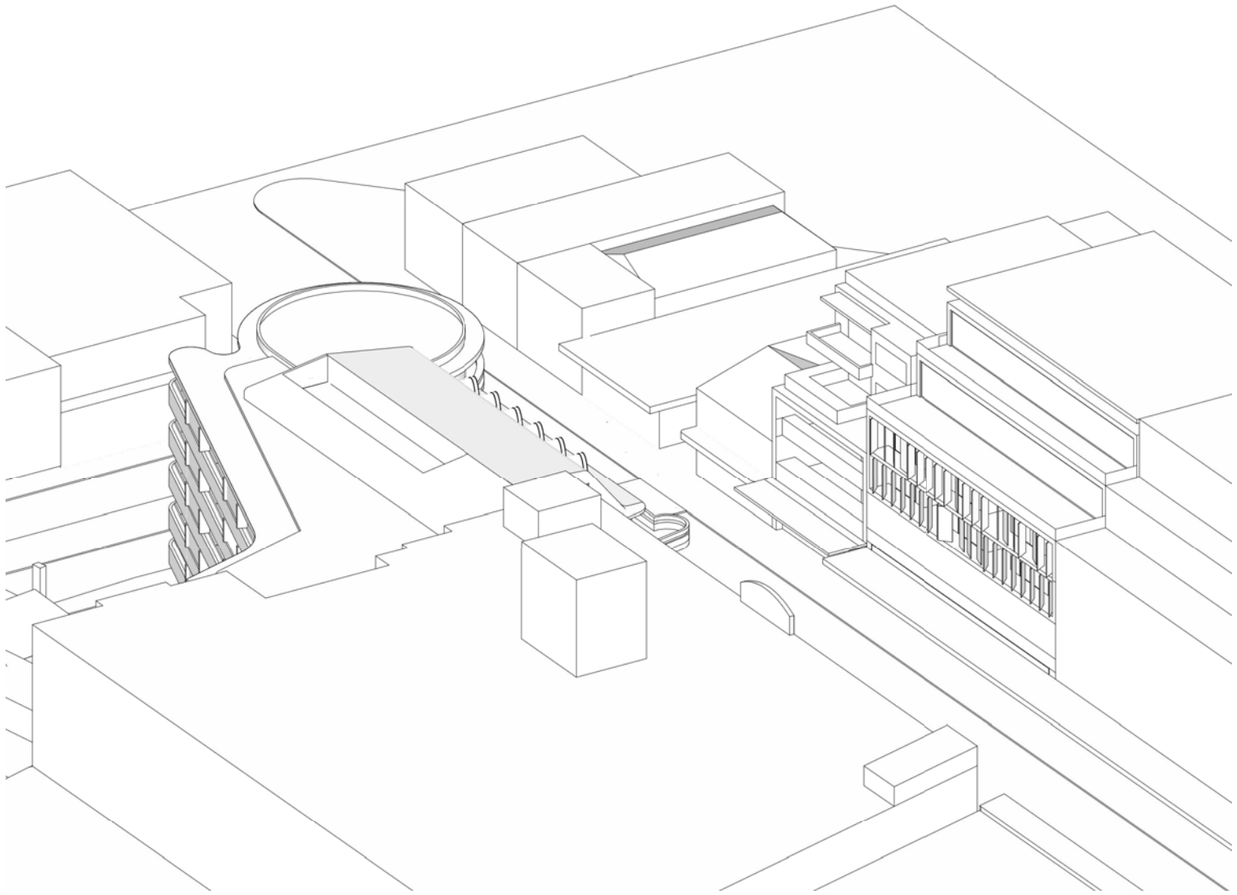
job no.

1725

LUIGI ROSSELLI



SUNEYE VIEW 21ST JUNE - 2PM



SUNEYE VIEW 21ST JUNE - 2PM

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

remember

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ABN 80 003 635 372
NOM REG NO. 4895

drawing

solar analysis 2pm
21st june

project

mixed use development
19-27 cross street, double bay

drawing no.

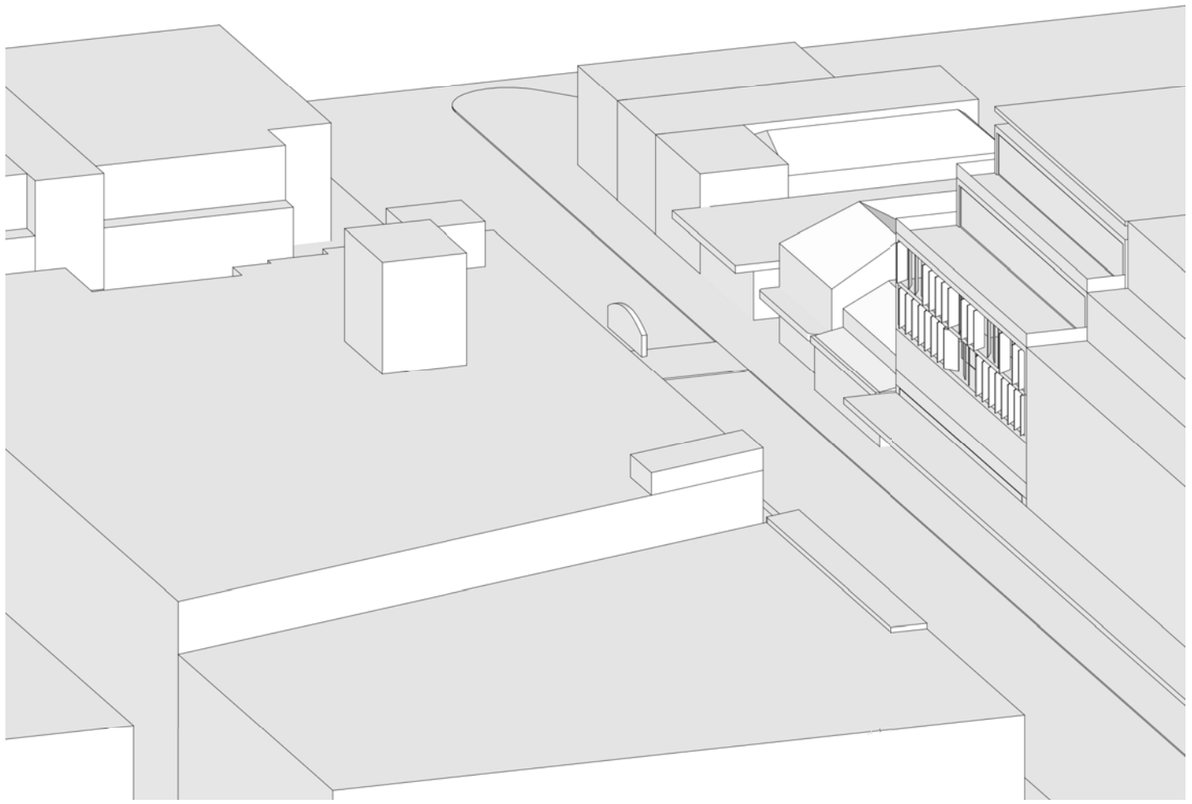
DA_32 issue A

scale nts
plotdate 6/4/2021 7:41 PM
cadfile solar analysis 2pm.dwg

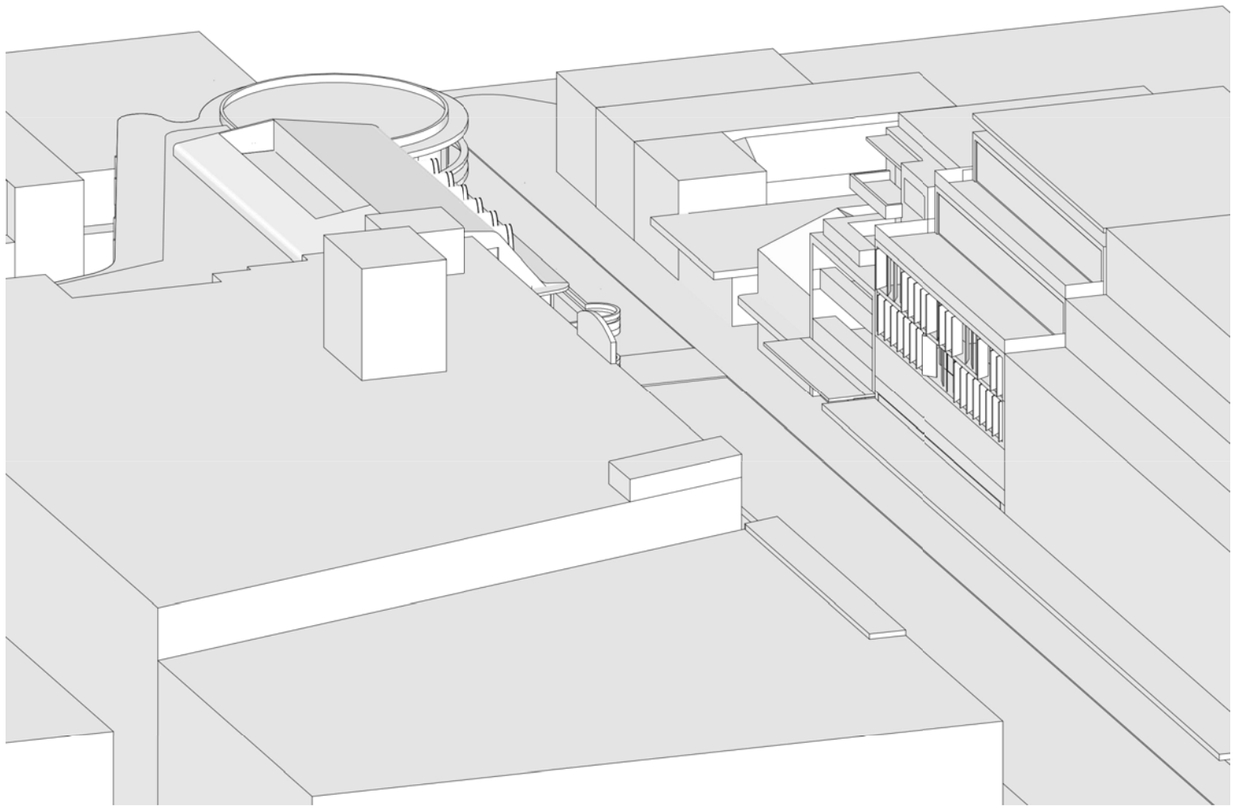
job no.

1725

LUIGI ROSSELLI



SUNEYE VIEW 21ST JUNE - 3PM



SUNEYE VIEW 21ST JUNE - 3PM

issue

	date	description
----	18.08.20	da_issue
A	04.06.21	da modifications

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project

drawing

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

drawing no.

DA_33 issue A

scale nts
plotdate 6/4/2021 7:42 PM
cadfile solar analysis 3pm.dwg

job no.

1725

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