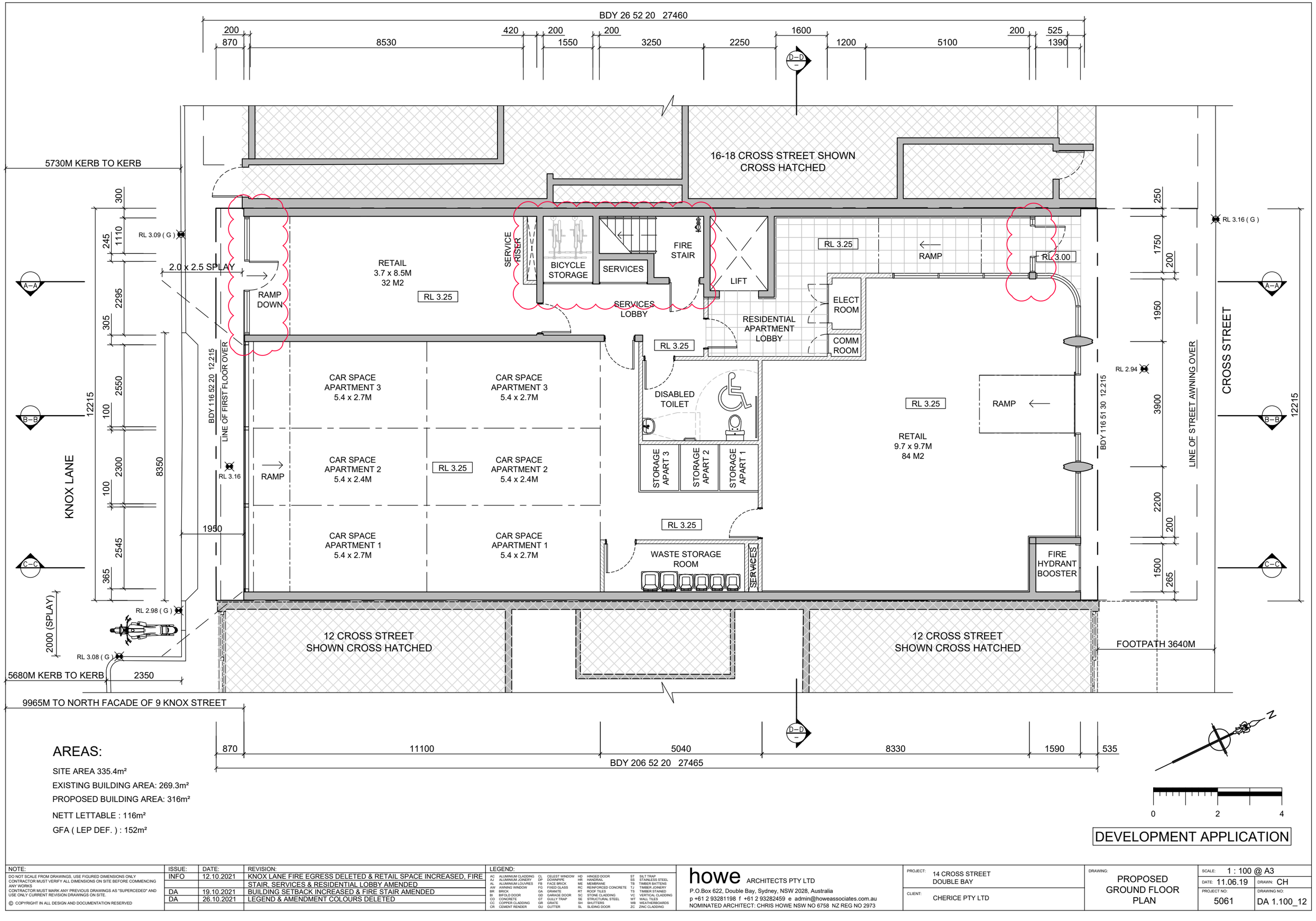

AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 269.3m²

PROPOSED BUILDING AREA: 316m²

NETT LETTABLE : 116m²

GFA (LEP DEF.) : 152m²

DEVELOPMENT APPLICATION

NOTE:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
INFO	12.10.2021	KNOX LANE FIRE EGRESS DELETED & RETAIL SPACE INCREASED, FIRE STAIR, SERVICES & RESIDENTIAL LOBBY AMENDED
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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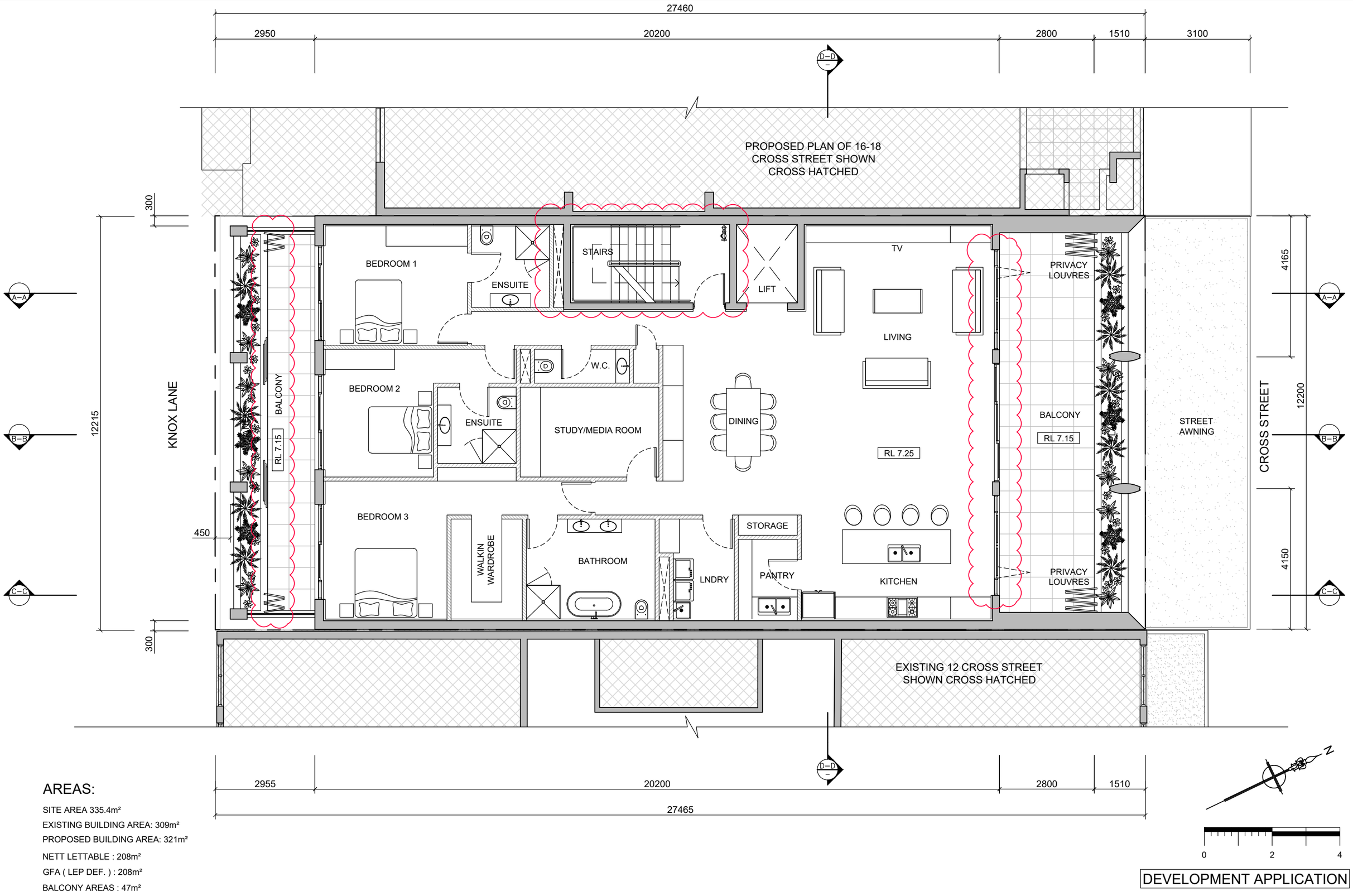
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED GROUND FLOOR PLAN

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: CH
PROJECT NO: 5061
DRAWING NO: DA 1.100_12



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 309m²

PROPOSED BUILDING AREA: 321m²

NETT LETTABLE : 208m²

GFA (LEP DEF.) : 208m²

BALCONY AREAS : 47m²

DEVELOPMENT APPLICATION

NOTE:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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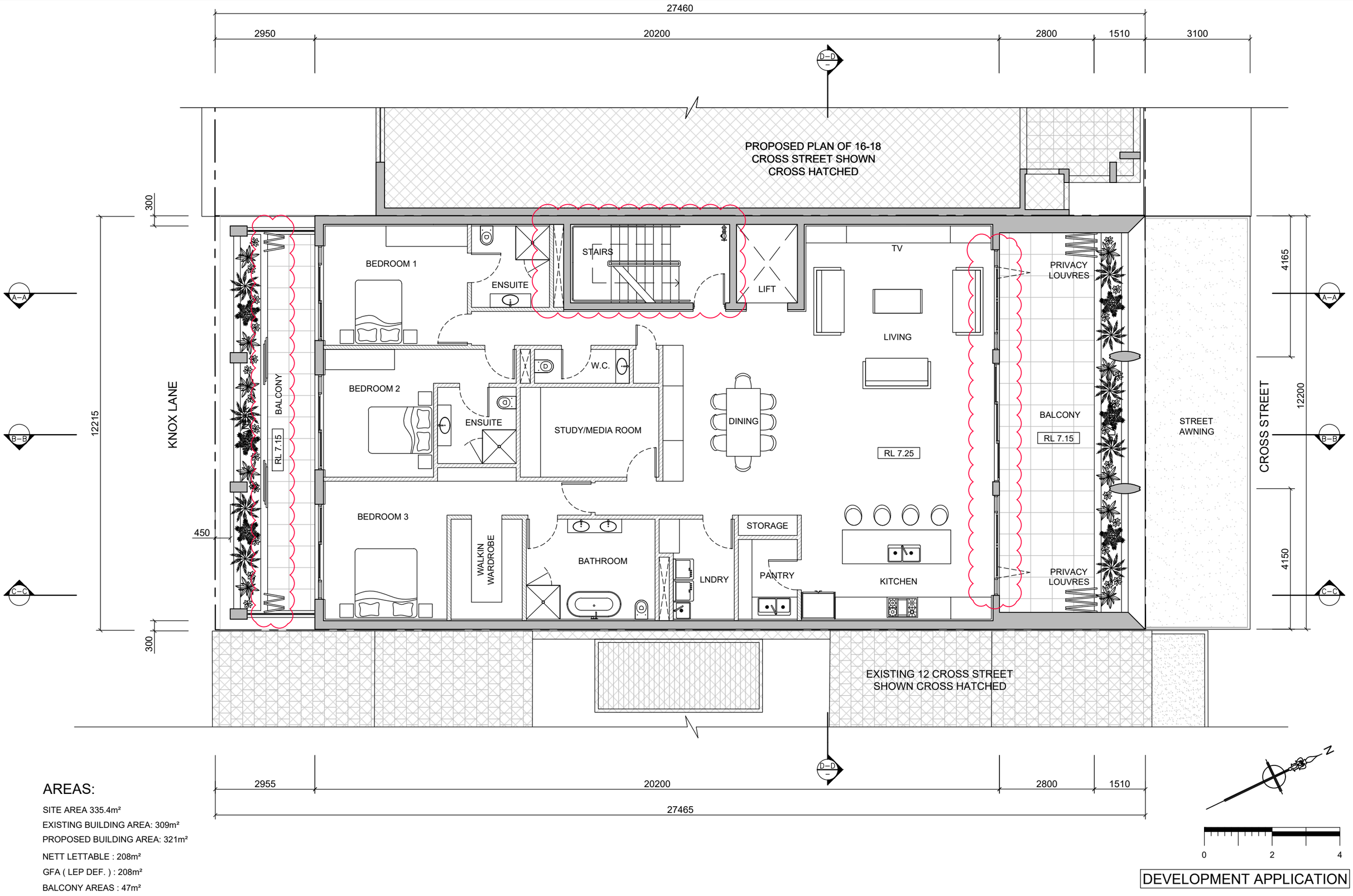
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED FIRST FLOOR PLAN

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: CH
PROJECT NO: 5061
DRAWING NO: DA 1.101_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 309m²

PROPOSED BUILDING AREA: 321m²

NETT LETTABLE : 208m²

GFA (LEP DEF.) : 208m²

BALCONY AREAS : 47m²

DEVELOPMENT APPLICATION

NOTE:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	GELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY

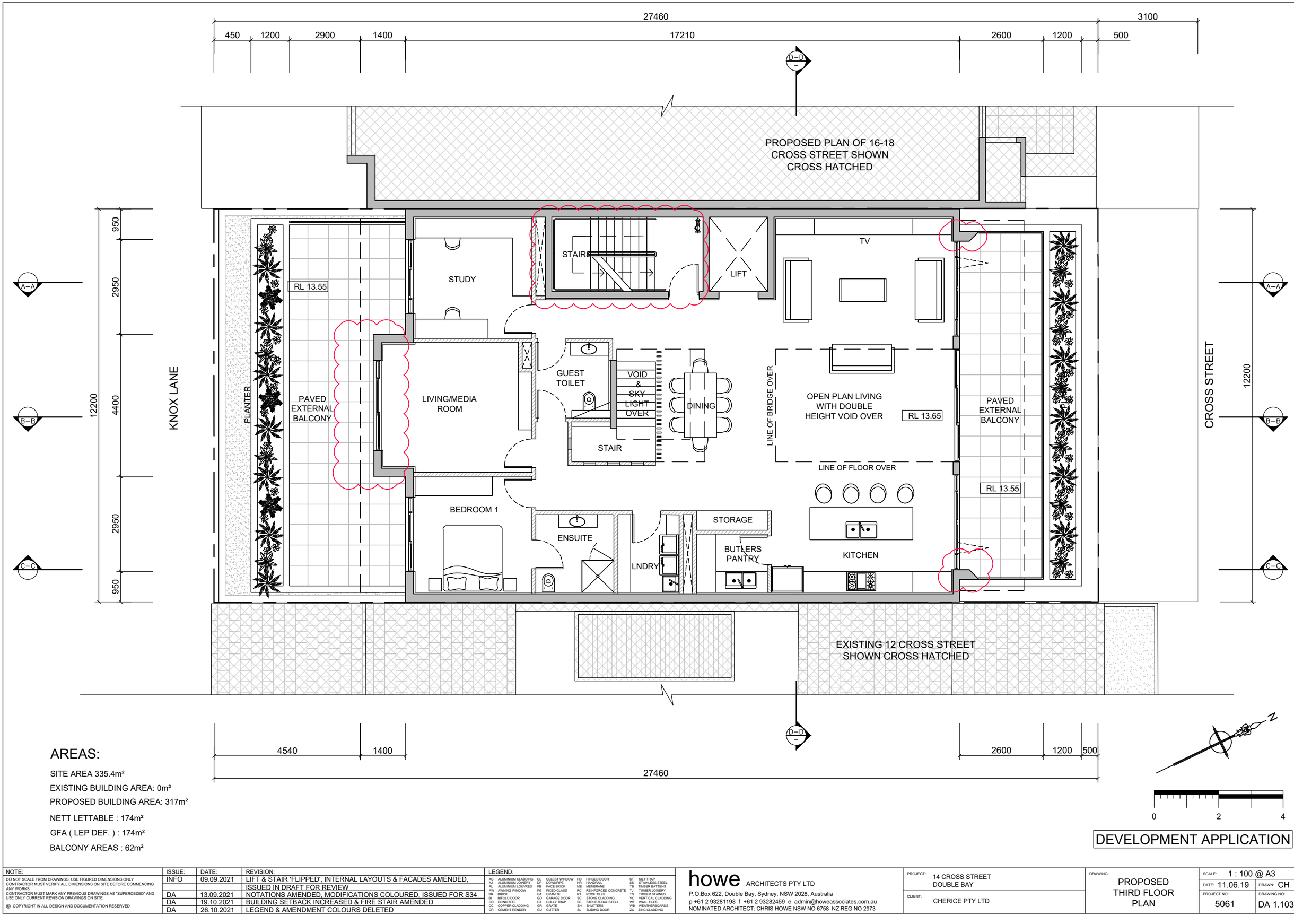
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SECOND FLOOR PLAN

SCALE: 1 : 100 @ A3

DATE: 11.06.19 DRAWN: CH

PROJECT NO: 5061 DRAWING NO: DA 1.102_09



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 317m²

NETT LETTABLE : 174m²

GFA (LEP DEF.) : 174m²

BALCONY AREAS : 62m²

DEVELOPMENT APPLICATION

NOTE:

DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
INFO	09.09.2021	LIFT & STAIR 'FLIPPED', INTERNAL LAYOUTS & FACADES AMENDED,
		ISSUED IN DRAFT FOR REVIEW
DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED THIRD FLOOR PLAN

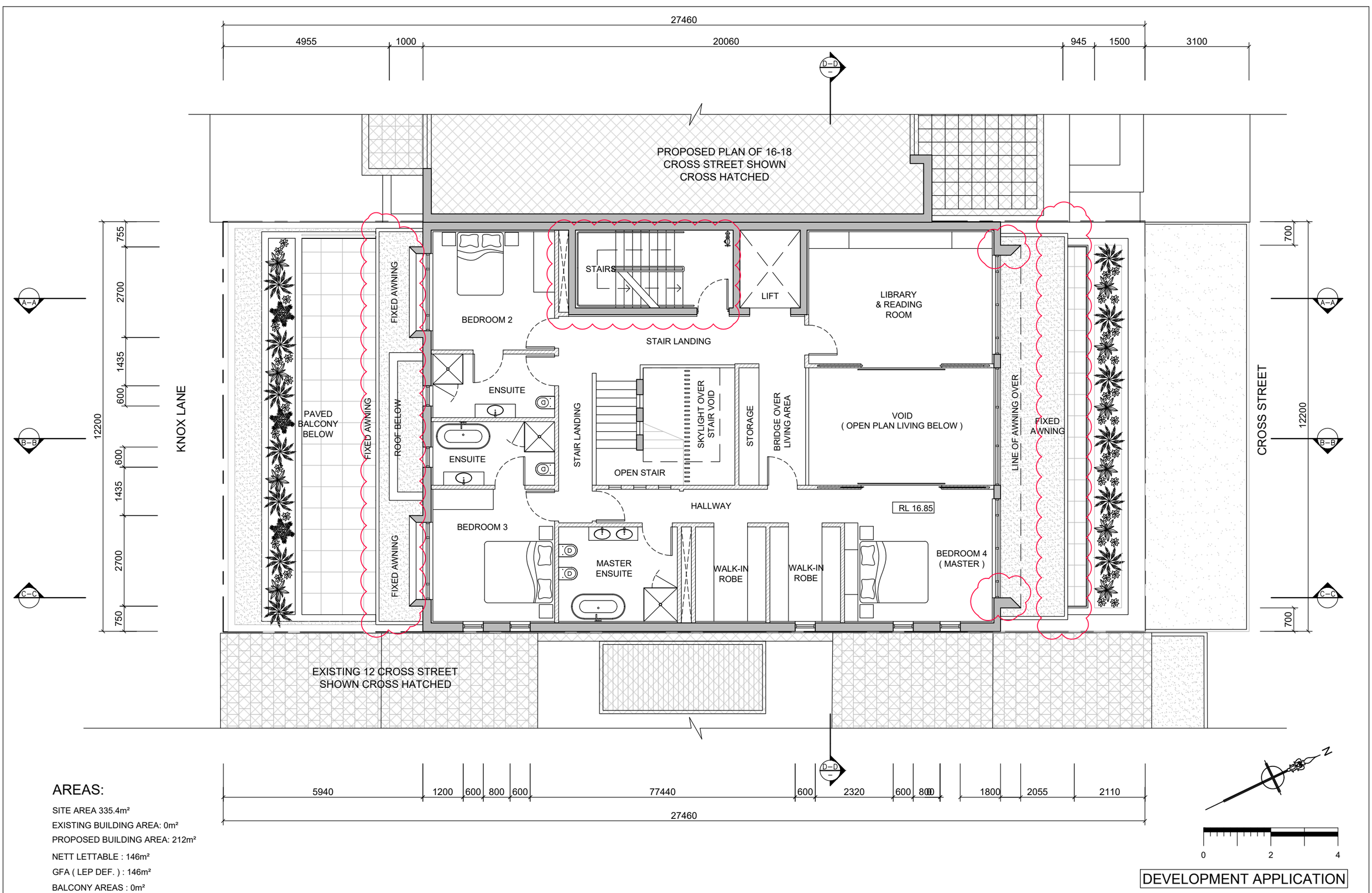
SCALE: 1 : 100 @ A3

DATE: 11.06.19

DRAWN: CH

PROJECT NO: 5061

DRAWING NO: DA 1.103_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 212m²

NETT LETTABLE : 146m²

GFA (LEP DEF.) : 146m²

BALCONY AREAS : 0m²

DEVELOPMENT APPLICATION

NOTE:
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CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
INFO	09.09.2021	LIFT & STAIR 'FLIPPED', INTERNAL LAYOUTS & FACADES AMENDED,
		ISSUED IN DRAFT FOR REVIEW
DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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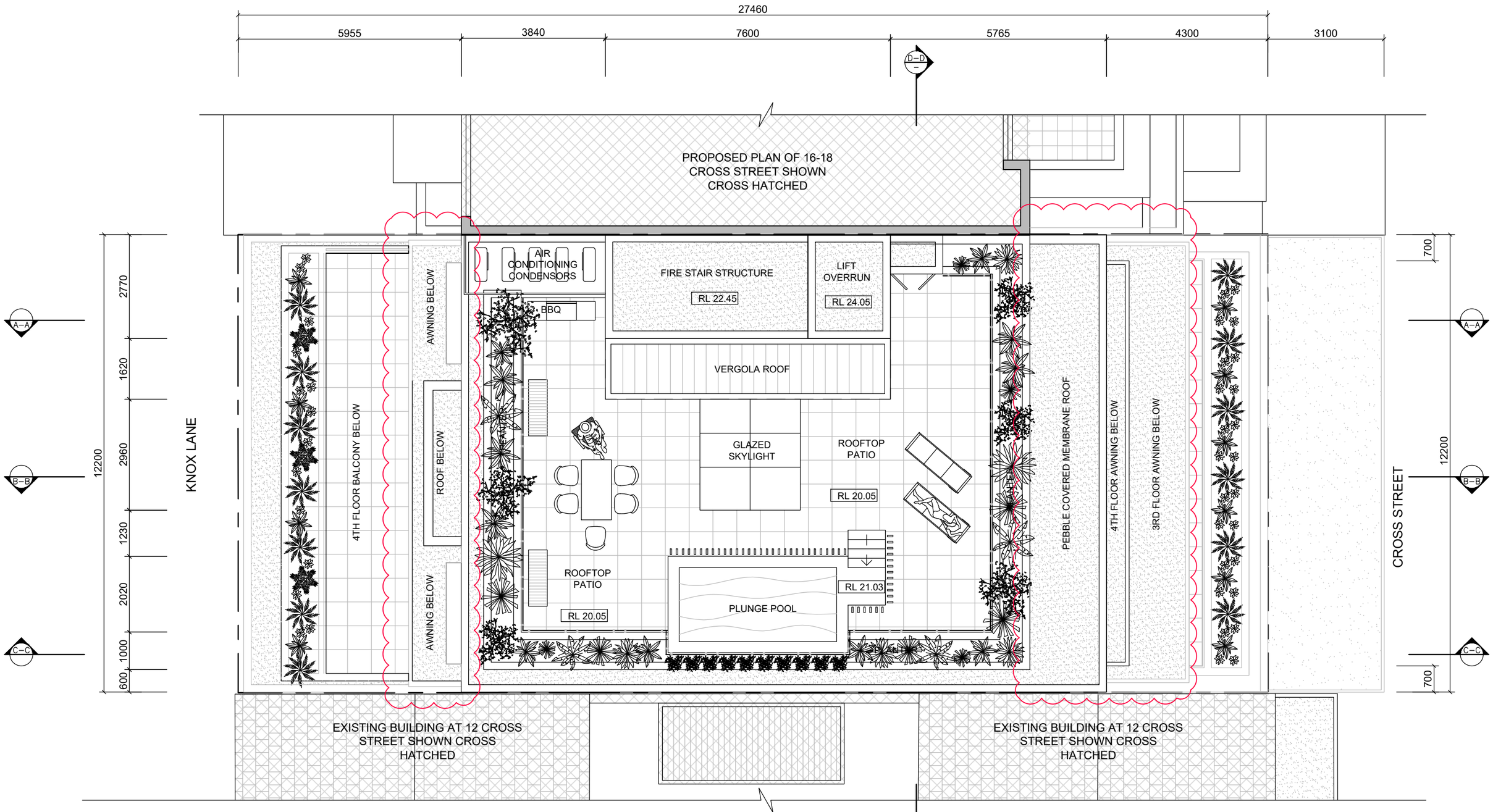
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED FOURTH FLOOR PLAN

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: CH
PROJECT NO: 5061
DRAWING NO: DA 1.104_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 210m²

NETT LETTABLE : 0m²

GFA (LEP DEF.) : 0m²

DEVELOPMENT APPLICATION

NOTE:
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CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	13.09.2021	PLANTERS, TERRACE LAYOUT & NOTATIONS AMENDED,
		MODIFICATIONS COLOURED, ISSUED FOR SECTION 34
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	NOTATIONS AMENDED, LEGEND & COLOURS REMOVED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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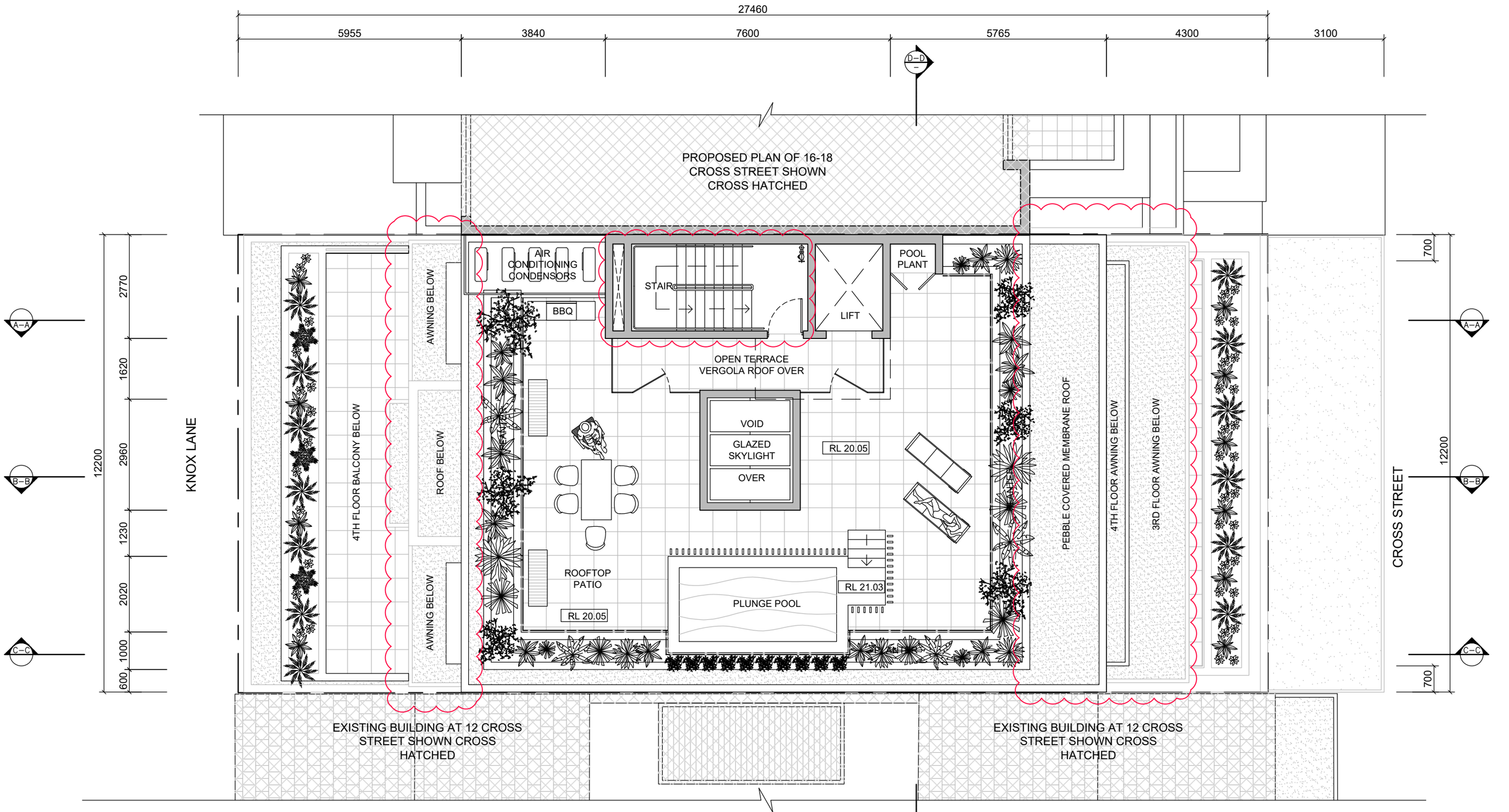
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED ROOF PLAN

SCALE:	1 : 100 @ A3
DATE: 11.06.19	DRAWN: GB
PROJECT NO: 5061	DRAWING NO: DA 1.105_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 210m²

NETT LETTABLE : 0m²

GFA (LEP DEF.) : 0m²

ROOFTOP TERRACE : 106m²

DEVELOPMENT APPLICATION

NOTE:
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CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED
ROOF TERRACE PLAN

SCALE: 1 : 100 @ A3
DATE: 11.09.21
DRAWN: CH
PROJECT NO: 5061
DRAWING NO: DA 1.106_02

1 – PROPOSED NORTH ELEVATION

1:100 @A3

0 2 4

DEVELOPMENT APPLICATION

NOTE:
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CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP		
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL		
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS		
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY		
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED		
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING		
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES		
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS		
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING		

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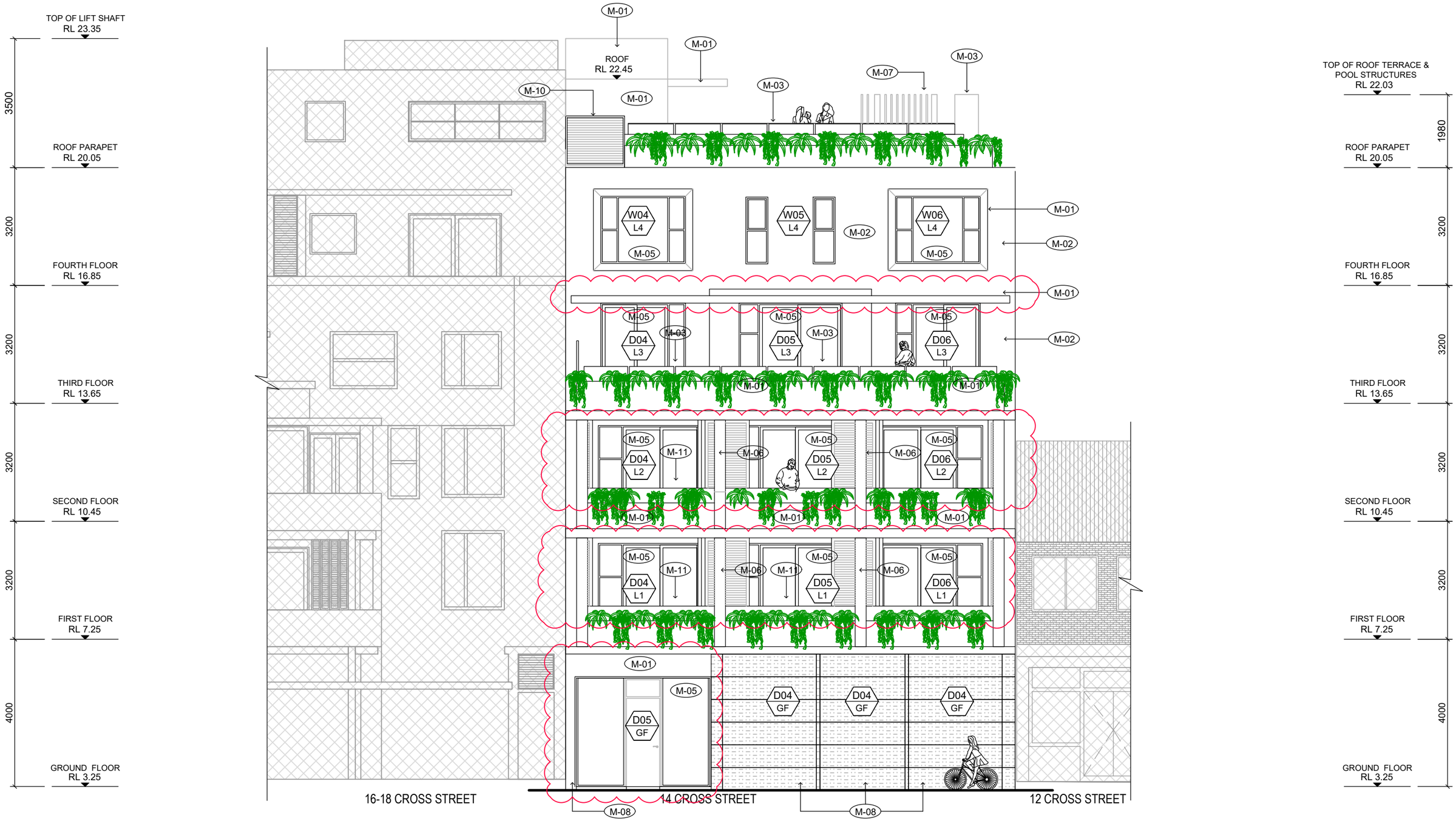
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED NORTH ELEVATION

SCALE: 1 : 100 @ A3
DATE: 16.05.19
DRAWN: GO
PROJECT NO: 5061
DRAWING NO: DA 2.100-08



1 / – PROPOSED SOUTH ELEVATION

1:100 @A3

0 2 4

DEVELOPMENT APPLICATION

NOTE:	ISSUE:	DATE:	REVISION:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.	DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
	DA	26.10.2021	NOTATIONS AMENDED, LEGEND & COLOURS REMOVED
	DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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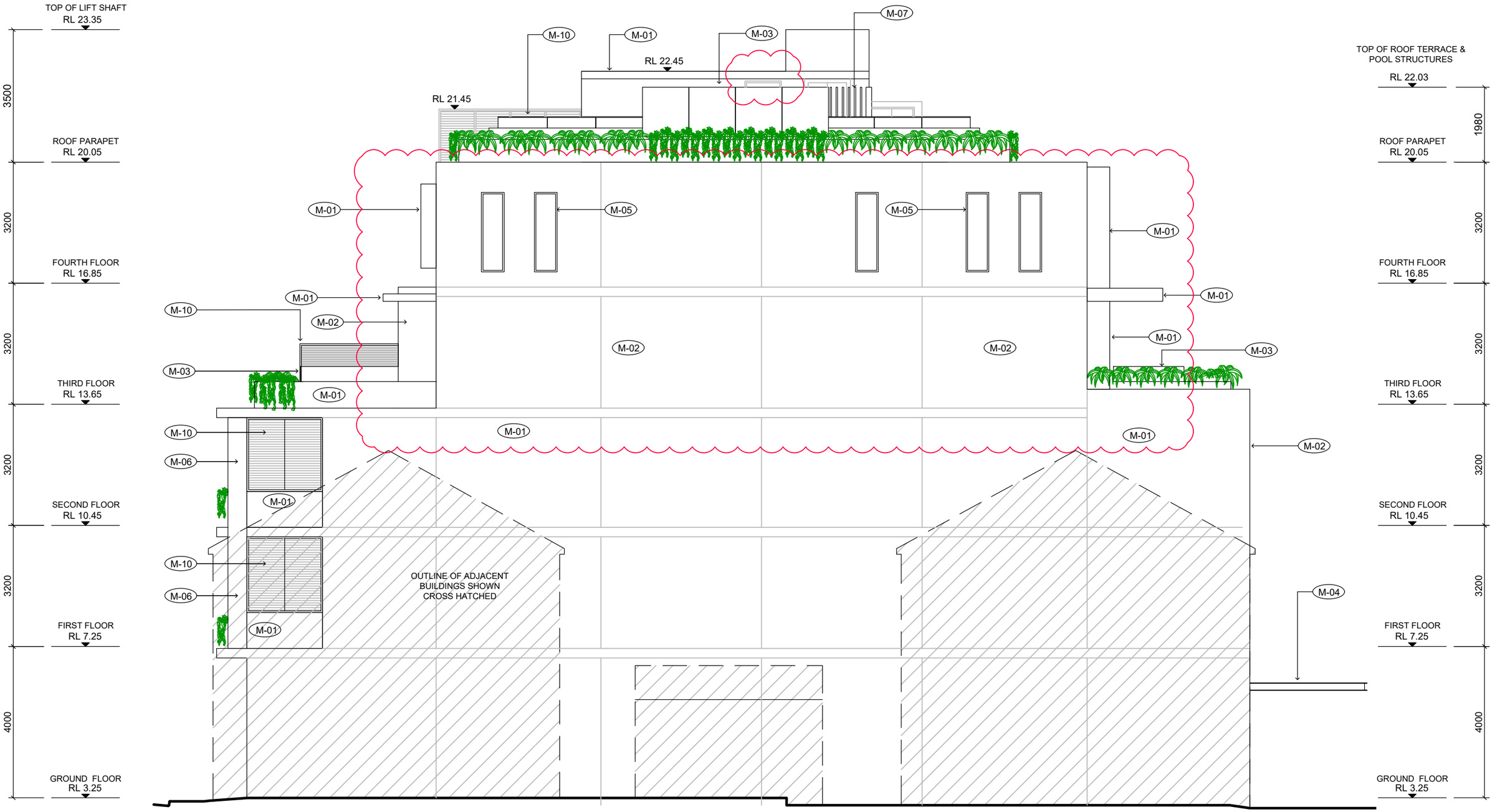
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT:	14 CROSS STREET DOUBLE BAY
CLIENT:	CHERICE PTY LTD
DRAWING:	PROPOSED SOUTH ELEVATION
SCALE:	1 : 100 @ A3
DATE:	28.03.19
DRAWN:	GO
PROJECT NO:	5061
DRAWING NO:	DA 2.101_08



1 – PROPOSED EAST ELEVATION

1:100 @A3

0 2 4

DEVELOPMENT APPLICATION

NOTE:

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CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	20.10.2021	NOTATIONS AMENDED
DA	22.10.2021	COLOURS & LEGEND IDENTIFYING MODIFICATIONS DELETED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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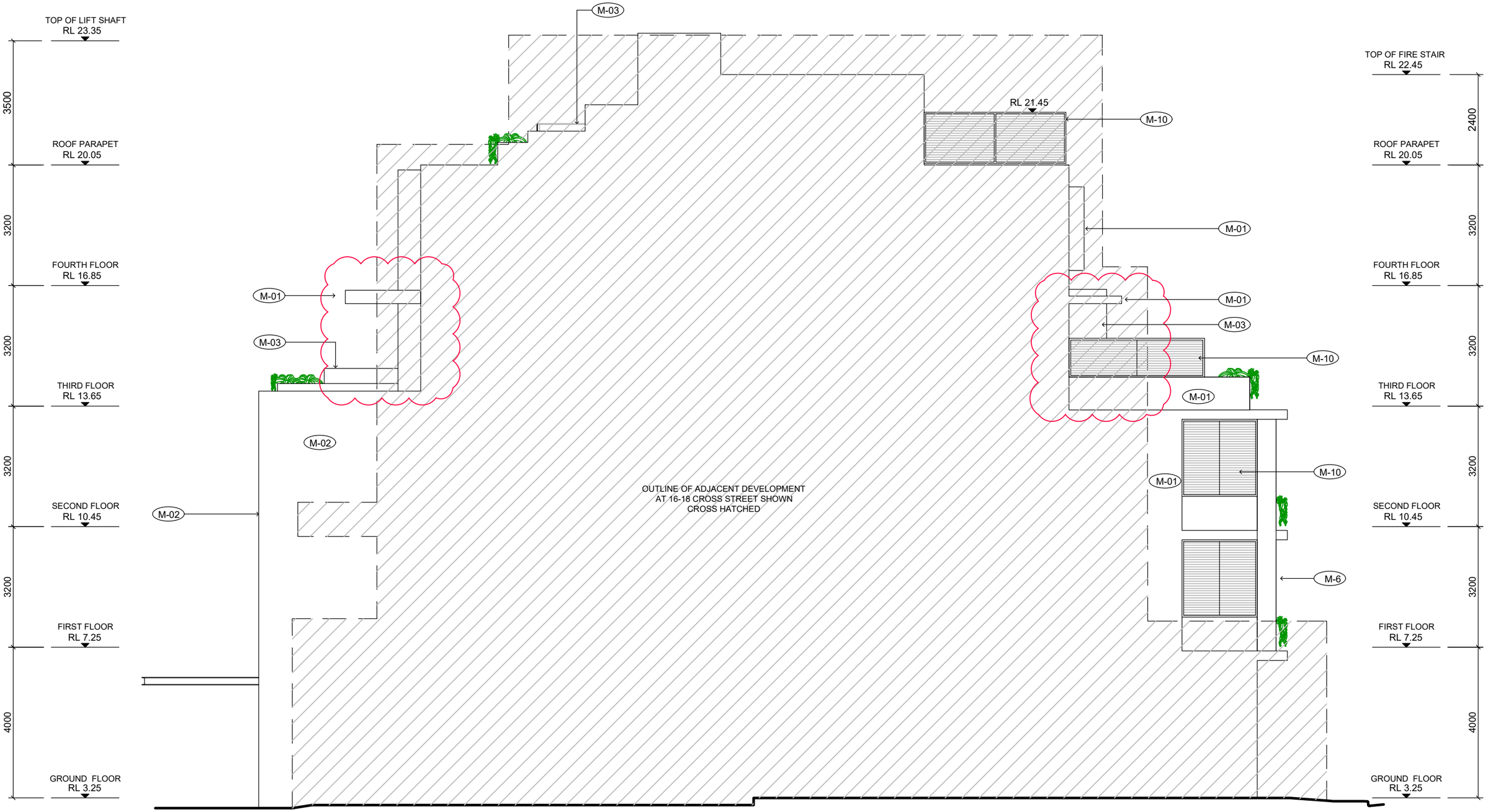
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED EAST ELEVATION

SCALE: 1 : 100 @ A3
DATE: 02.08.19
DRAWN: GO
PROJECT NO: 5061
DRAWING NO: DA 2.102_07



1 / – PROPOSED WEST ELEVATION

1:100 @A3

0 2 4

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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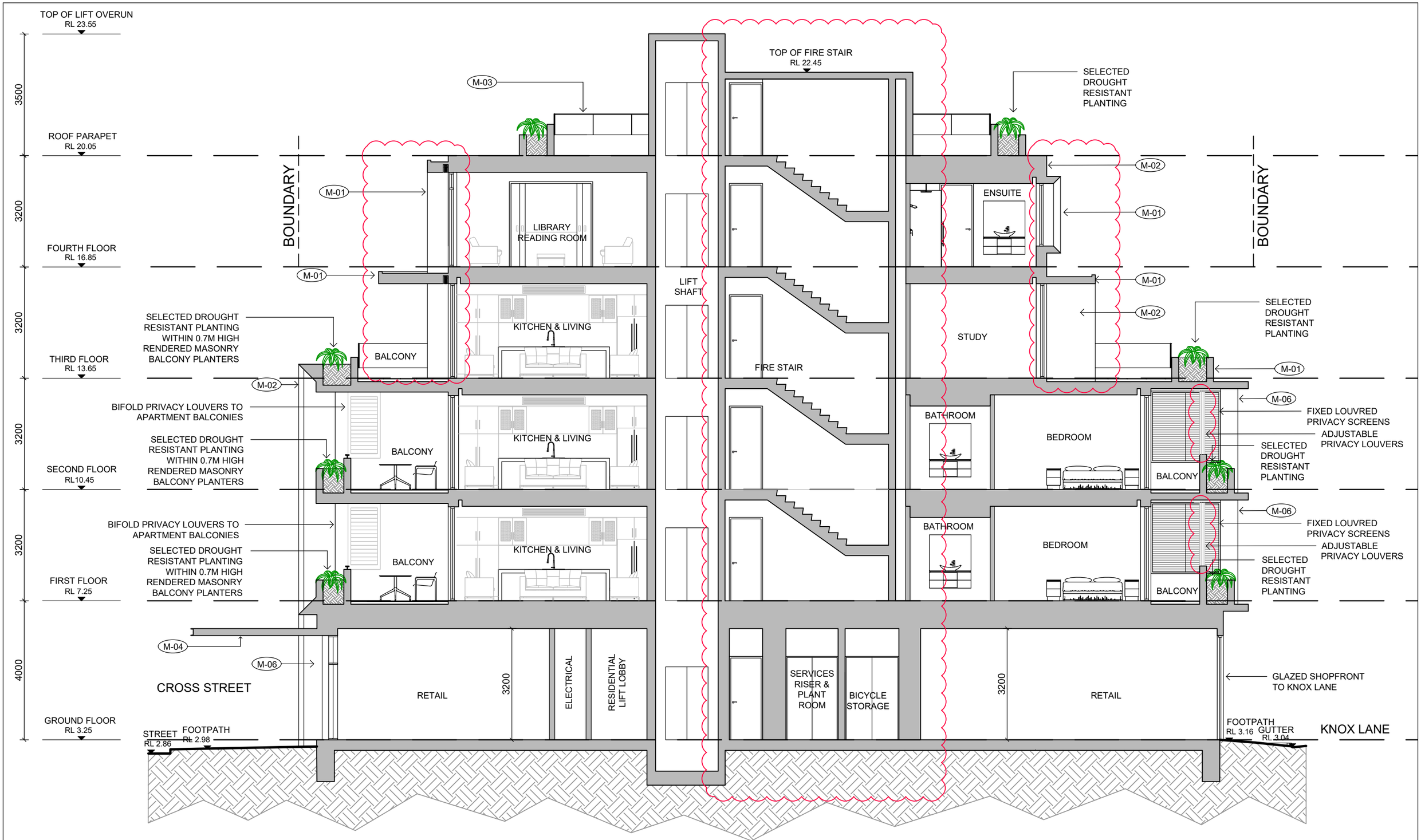
PROJECT: 14 CROSS STREET DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED WEST ELEVATION

SCALE: 1 : 100 @ A3
DATE: 02.08.19
DRAWN: GO
PROJECT NO: 5061
DRAWING NO: DA 2.103_05



1 / – SECTION A–A
1:100 @ A3

0 2 4

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GIRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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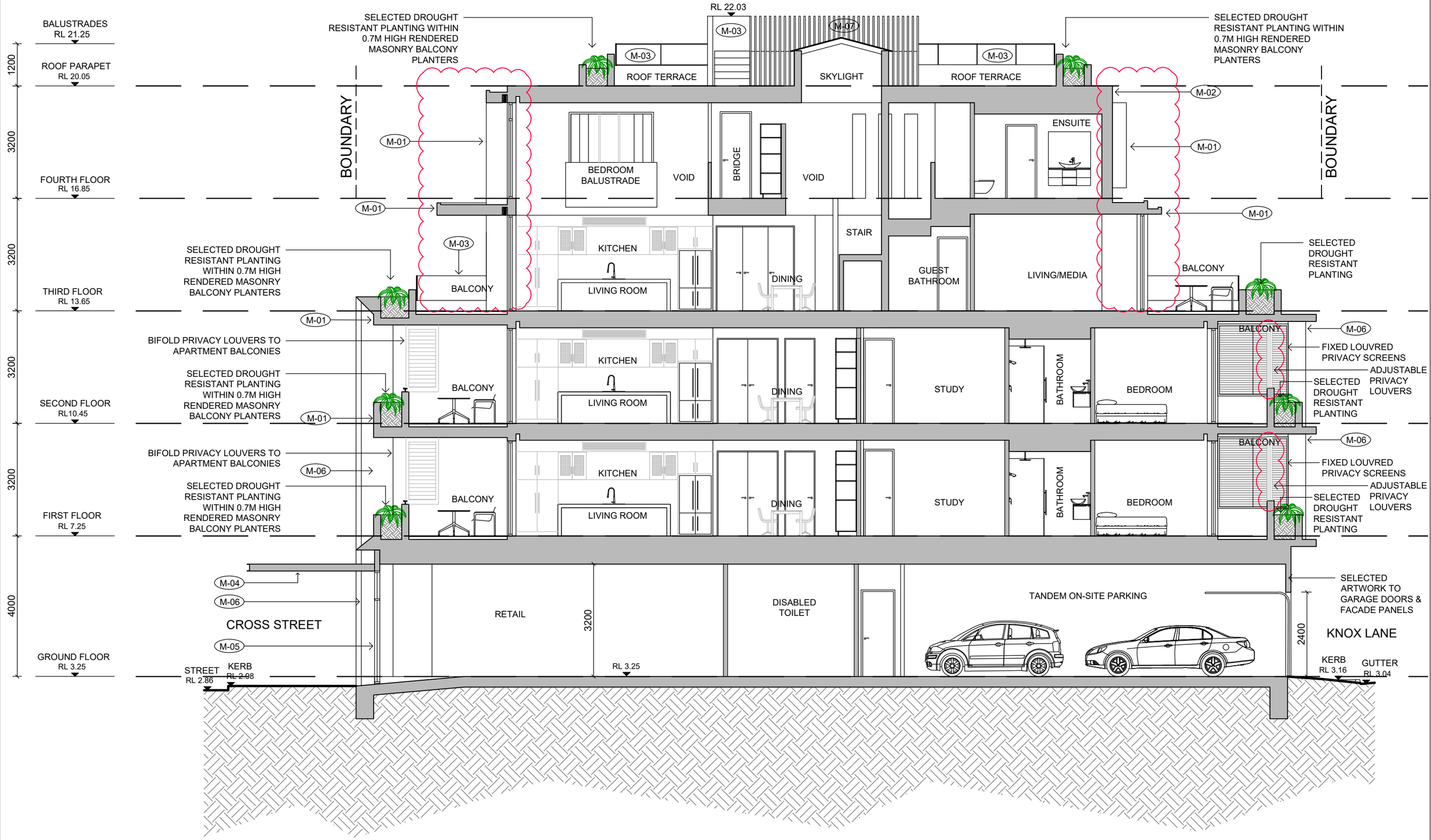
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SECTION A-A

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: GB
PROJECT NO: 5061
DRAWING NO: DA 3.100.08



1 – SECTION B–B
1:100 @ A3

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
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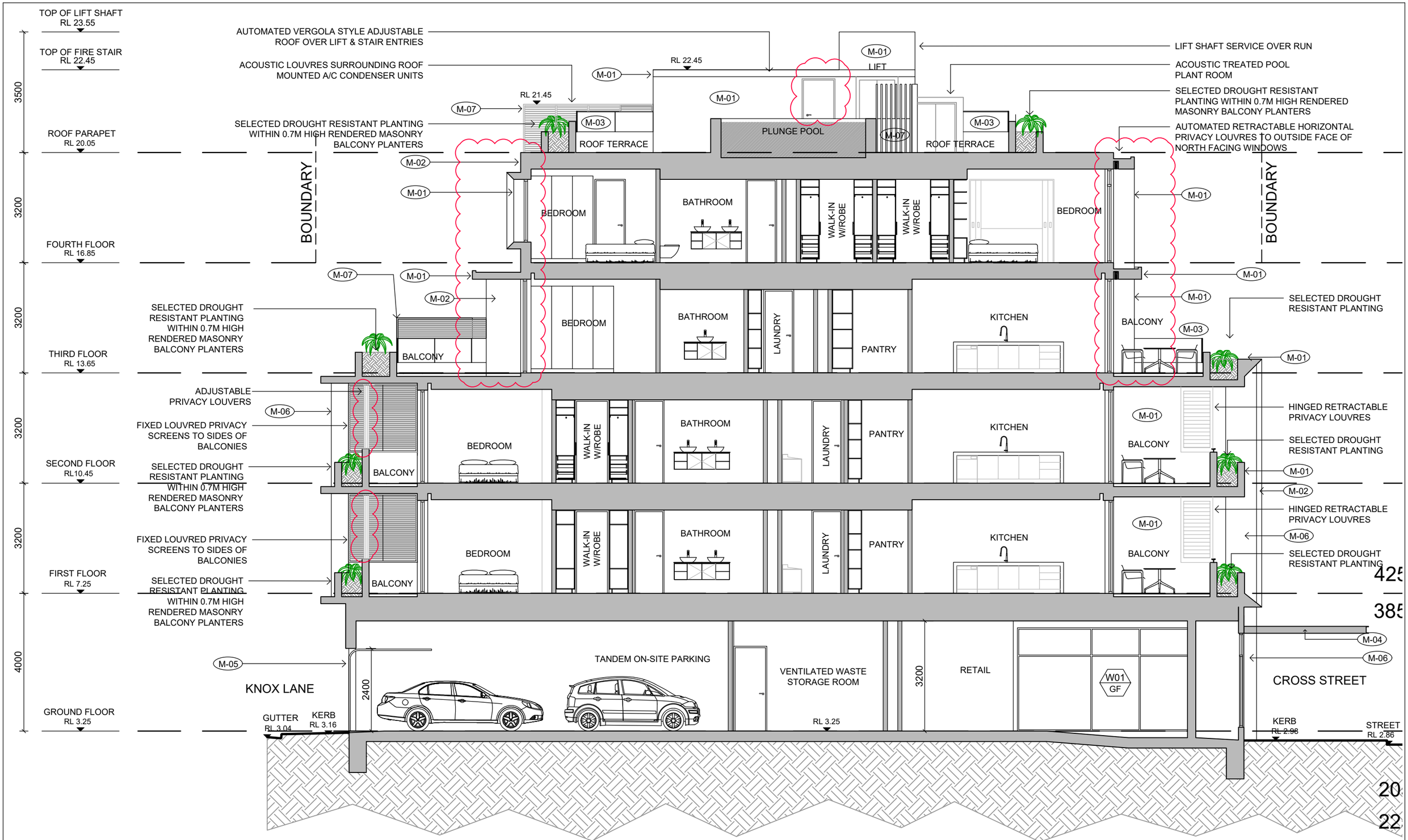
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SECTION B-B

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: GB
PROJECT NO: 5061
DRAWING NO: DA 3.101.08



1 / – SECTION C–C
1:100 @ A3

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SECTION C-C

SCALE: 1 : 100 @ A3
DATE: 17.05.19
DRAWN: GB
PROJECT NO: 5061
DRAWING NO: DA 3.102.07

1 – SECTION D–D
1:100 @ A3

0 2 4

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	20.10.2021	NOTATIONS AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CEILEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SECTION D-D

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: GO
PROJECT NO: 5061
DRAWING NO: DA 3.103.07

01: PREVIOUS 3D DIGITAL MODEL - AERIAL SOUTH EAST

03: PREVIOUS MODIFIED 3D DIGITAL MODEL - AERIAL SOUTH EAST

02: PREVIOUS MODIFIED 3D DIGITAL MODEL - AERIAL SOUTH EAST

04: MODIFIED 3D DIGITAL MODEL - AERIAL SOUTH EAST

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: 3D DIGITAL MODEL SCREENSHOTS SHEET 1

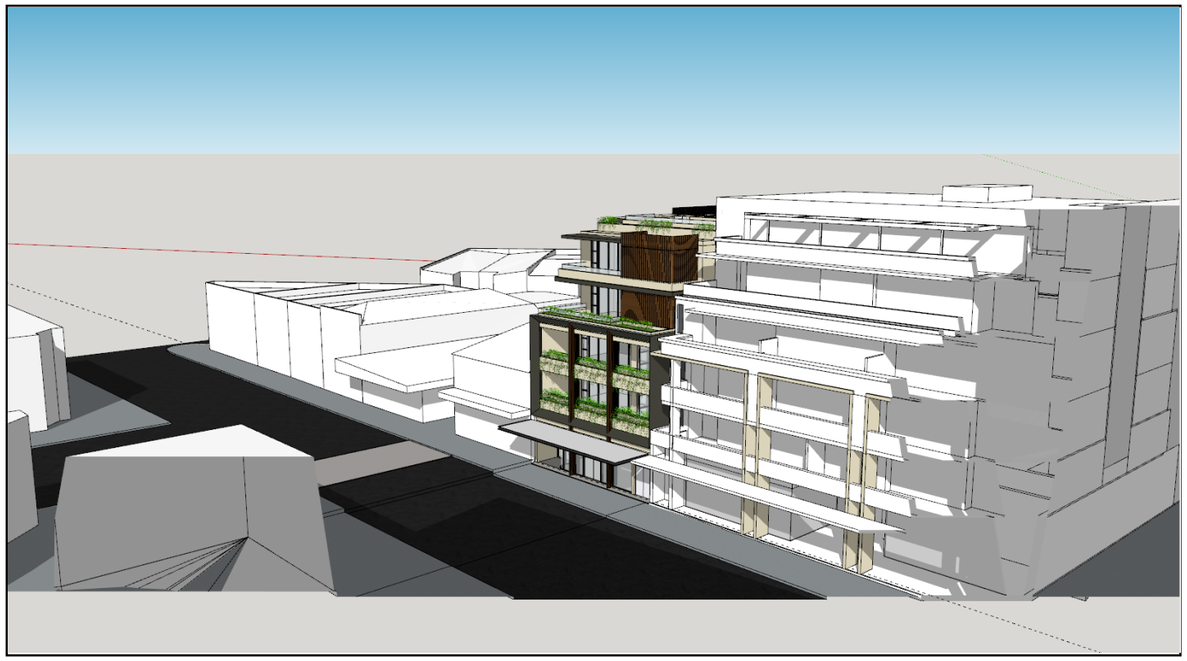
SCALE:

DATE: 15.09.21

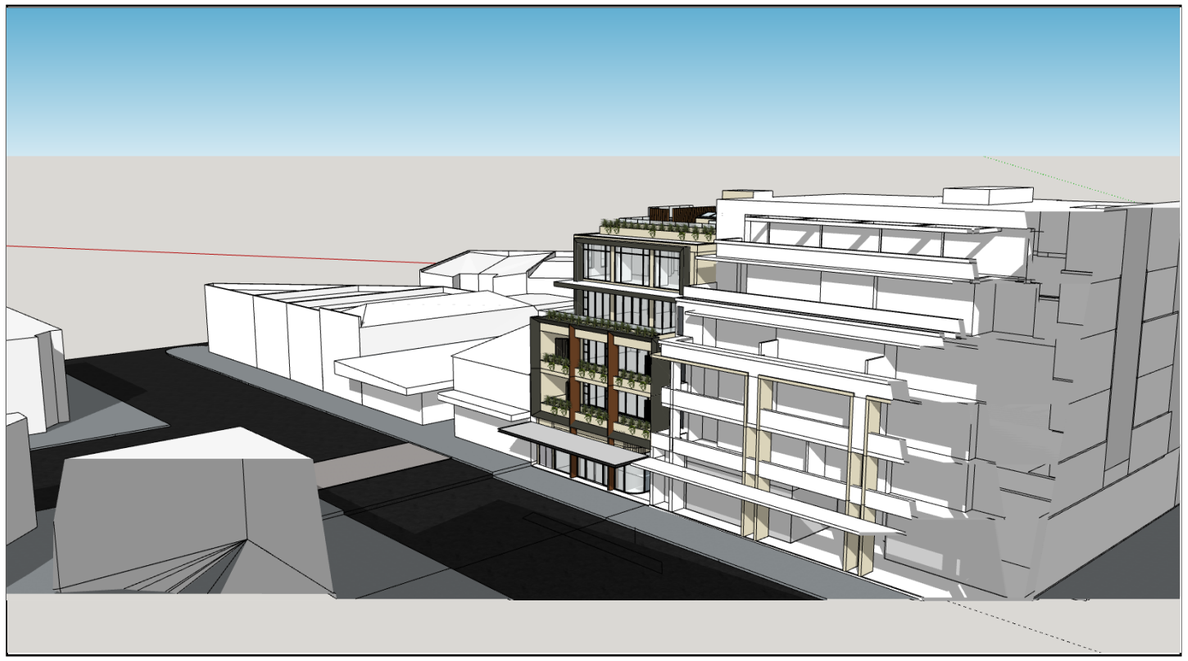
DRAWN: DB

PROJECT NO: 5061

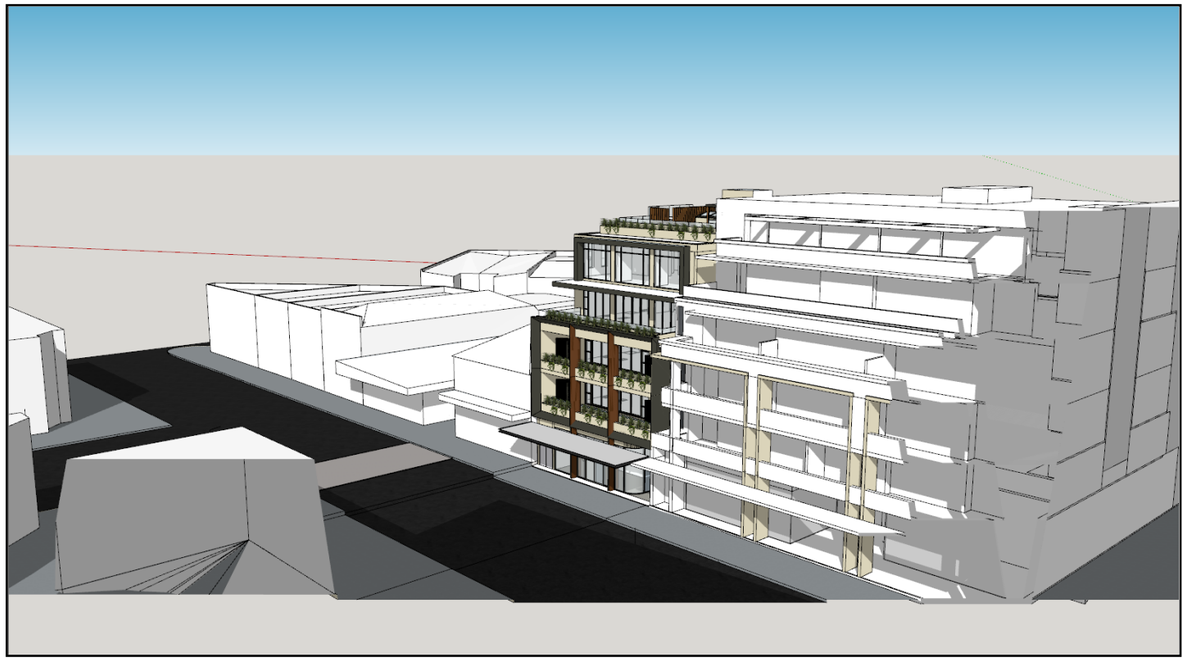
DRAWING NO: DA 1.400.02



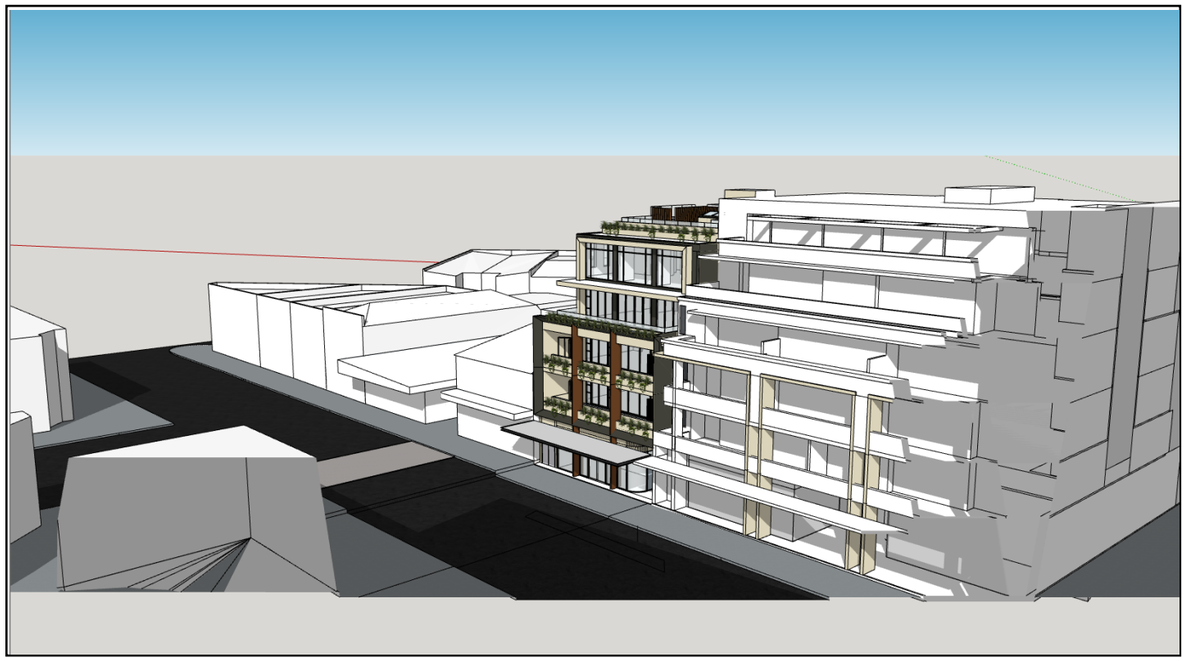
01: PREVIOUS 3D DIGITAL MODEL - FROM INTERCONTINENTAL



03: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM INTERCONTINENTAL



02: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM INTERCONTINENTAL



04: MODIFIED 3D DIGITAL MODEL - FROM INTERCONTINENTAL

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
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PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: 3D DIGITAL MODEL SCREENSHOTS SHEET 2

SCALE:

DATE: 15.09.21

DRAWN: DB

PROJECT NO: 5061

DRAWING NO: DA 1.401.02

01: PREVIOUS 3D DIGITAL MODEL - FROM KNOX LANE SOUTH WEST

03: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM KNOX LANE SOUTH WEST

02: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM KNOX LANE SOUTH WEST

04: MODIFIED 3D DIGITAL MODEL - FROM KNOX LANE SOUTH WEST

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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PROJECT: 14 CROSS STREET DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: 3D DIGITAL MODEL SCREENSHOTS SHEET 3

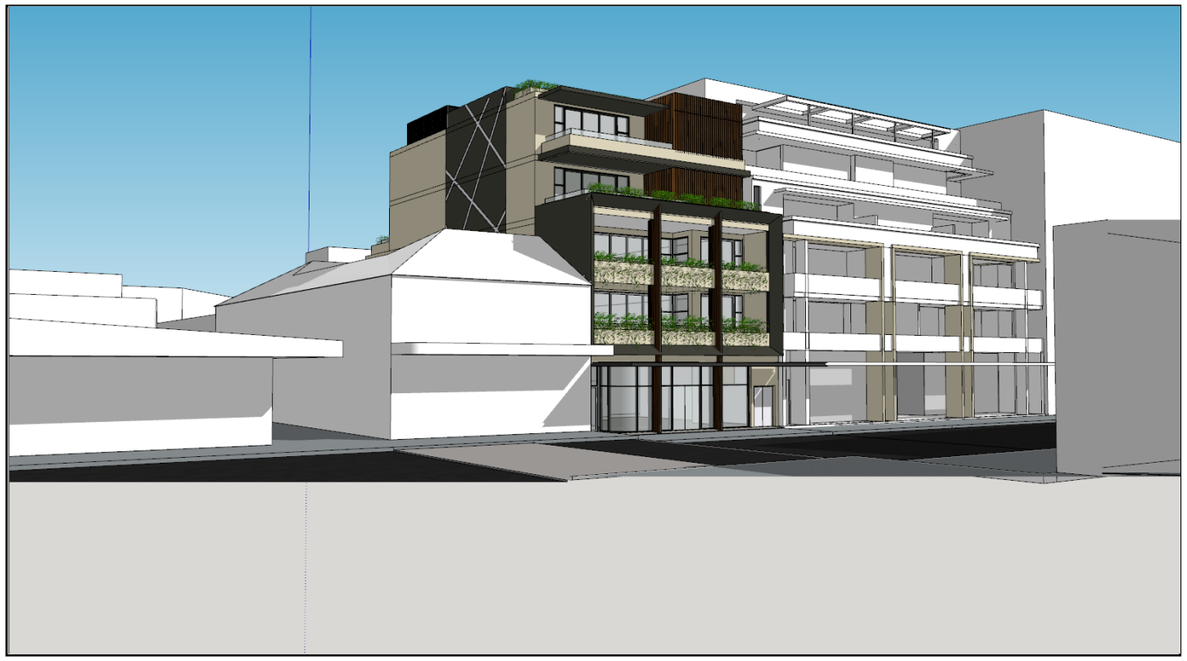
SCALE:

DATE: 15.09.21

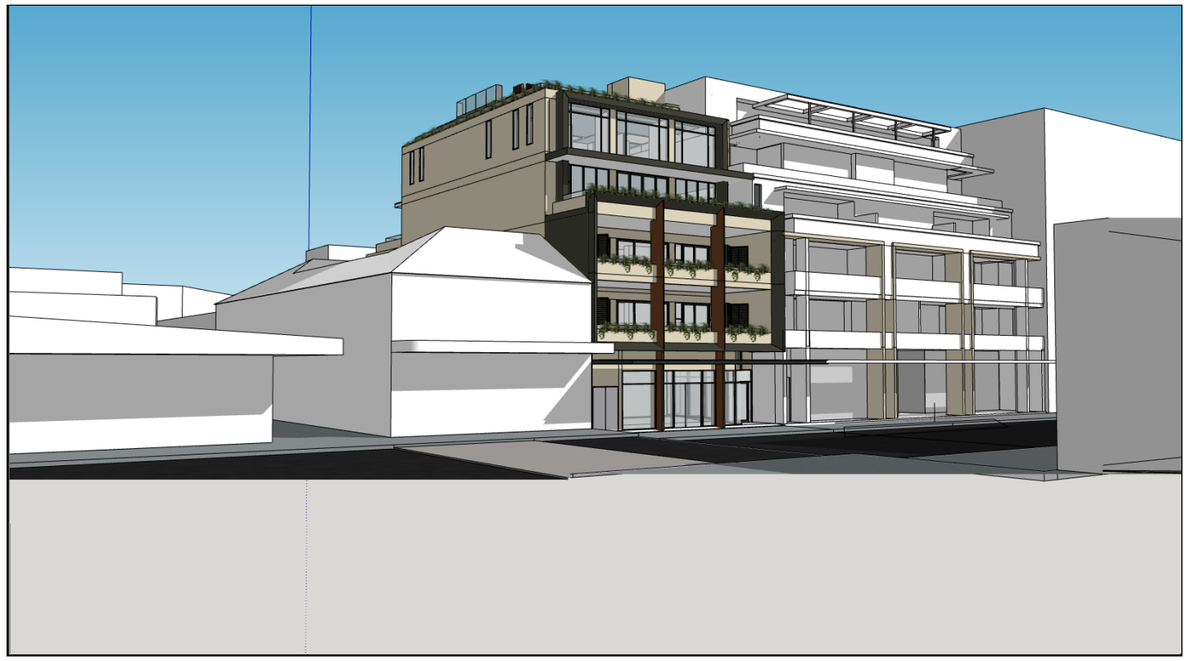
DRAWN: DB

PROJECT NO: 5061

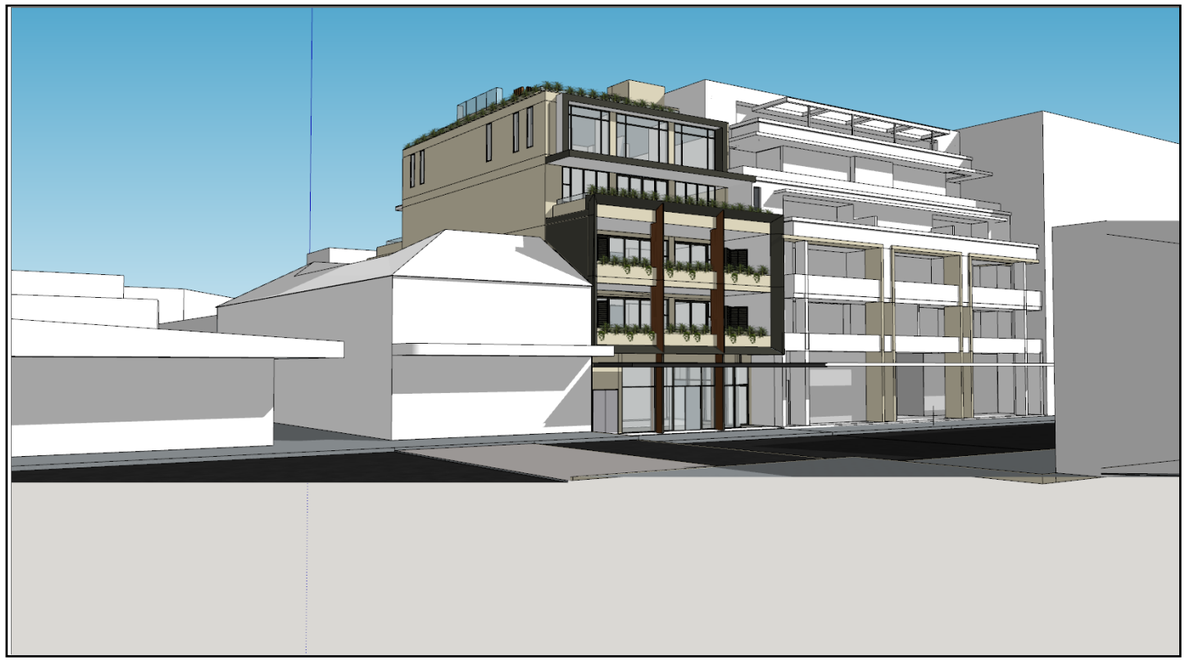
DRAWING NO: DA 1.402.02



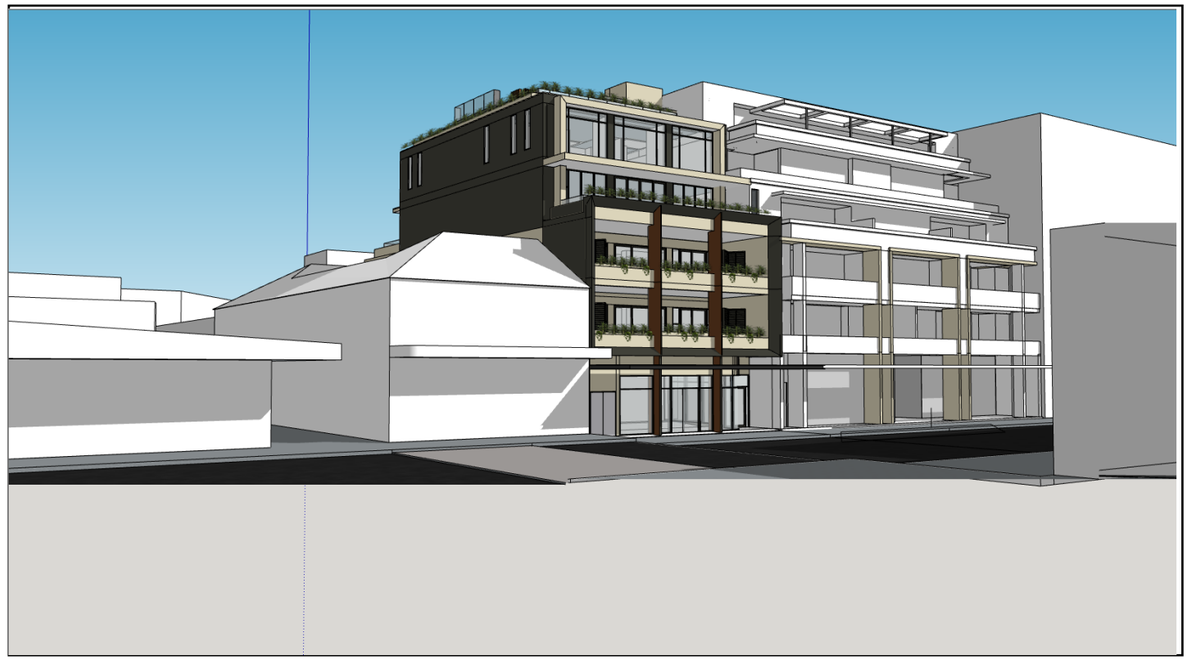
01: PREVIOUS 3D DIGITAL MODEL - FROM TRANSVAAL AVENUE



03: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM TRANSVAAL AVENUE



02: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM TRANSVAAL AVENUE



04: MODIFIED 3D DIGITAL MODEL - FROM TRANSVAAL AVENUE

DEVELOPMENT APPLICATION

NOTE:	ISSUE:	DATE:	REVISION:
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LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: 3D DIGITAL MODEL SCREENSHOTS SHEET 4

SCALE:

DATE: 15.09.21

DRAWN: DB

PROJECT NO: 5061

DRAWING NO: DA 1.403.02

01: PREVIOUS 3D DIGITAL MODEL - FROM NORTH SIDE CROSSING

03: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM NORTH SIDE CROSSING

02: PREVIOUS MODIFIED 3D DIGITAL MODEL - FROM NORTH SIDE CROSSING

04: MODIFIED 3D DIGITAL MODEL - FROM NORTH SIDE CROSSING

DEVELOPMENT APPLICATION

NOTE:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

howe ARCHITECTS PTY LTD
P.O.Box 622, Double Bay, Sydney, NSW 2028, Australia
p +61 2 93281198 f +61 2 93282459 e admin@howeassociates.com.au
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: 3D DIGITAL MODEL SCREENSHOTS SHEET 5

SCALE:

DATE: 15.09.21

DRAWN: DB

PROJECT NO: 5061

DRAWING NO: DA 1.404.02

01: PREVIOUS 3D DIGITAL MODEL - SOUTH WEST VIEW

03: PREVIOUS MODIFIED 3D DIGITAL MODEL - SOUTH WEST VIEW

02: PREVIOUS MODIFIED 3D DIGITAL MODEL - SOUTH WEST VIEW

04: MODIFIED 3D DIGITAL MODEL - SOUTH WEST VIEW

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
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PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: 3D DIGITAL MODEL SCREENSHOTS SHEET 6

SCALE:
DATE: 15.09.21
DRAWN: DB
PROJECT NO: 5061
DRAWING NO: DA 1.405.02

01: PREVIOUS 3D DIGITAL MODEL - NORTH EAST VIEW

03: PREVIOUS MODIFIED 3D DIGITAL MODEL - NORTH EAST VIEW

02: PREVIOUS MODIFIED 3D DIGITAL MODEL - NORTH EAST VIEW

04: MODIFIED 3D DIGITAL MODEL - NORTH EAST VIEW

DEVELOPMENT APPLICATION

NOTE:
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ISSUE:	DATE:	REVISION:

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET
DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: 3D DIGITAL MODEL SCREENSHOTS SHEET 7

SCALE:
DATE: 15.09.21
DRAWN: DB
PROJECT NO: 5061
DRAWING NO: DA 1.406.02

17 September 2021
Our Ref: 21331A.Council_BMcD V3

planning consultants

The General Manager
Woollahra Municipal Council
533 New South head Road
Double Bay NSW 2028

Attention: Nick Economou

Land and Environment Court of NSW - 2021/130289

Property Development Systems Australia Pty Ltd v Council of the Municipality of Woollahra

DA 355/2019/1 14 Cross Street Double Bay

Dear Sir,

This letter has been prepared to support further amendments to the proposal in response to Council's Statement of Facts and Contentions and matters discussed in a without prejudice meeting on 15 August 2021.

The amended proposal comprises retail space facing Cross Street, a retail space facing Knox Lane, three sets of tandem car spaces accessed from Knox Lane, and three apartments (one apartment at each of levels 1 and 2 and a two-storey apartment at levels 3 and 4 with a roof terrace. This submission relies upon amended plans by Howe Architects Pty Ltd dated 13 September 2021. The amended documentation also provides a series of 3D images comparing the current proposal with the version discussed at the without prejudice conference.

This urban design response groups the matters raised into three categories:

- Built form;
- Cross Street façade and presentation; and
- Knox Lane façade and presentation.

1.0 BUILT FORM

CROSS STREET

The following are the key extracts from WDCP 2015 set the framework for built form in the Double Bay Centre applying to the subject site.

D5.3.2 Key strategies for the Double Bay Centre

Improve Double Bay's built form to provide appropriate definition to the public domain

a) Provide direction and certainty of outcome in relation to built form to ensure:

− a coherent street scale;

− compatibility with existing urban fabric;

− a variety of building types;

− a high level of environmental amenity.

D5.4.7 Cross Street

c) Allow 4 storeys on 50% of each site frontage to Knox Lane. See Control Drawings for more information.

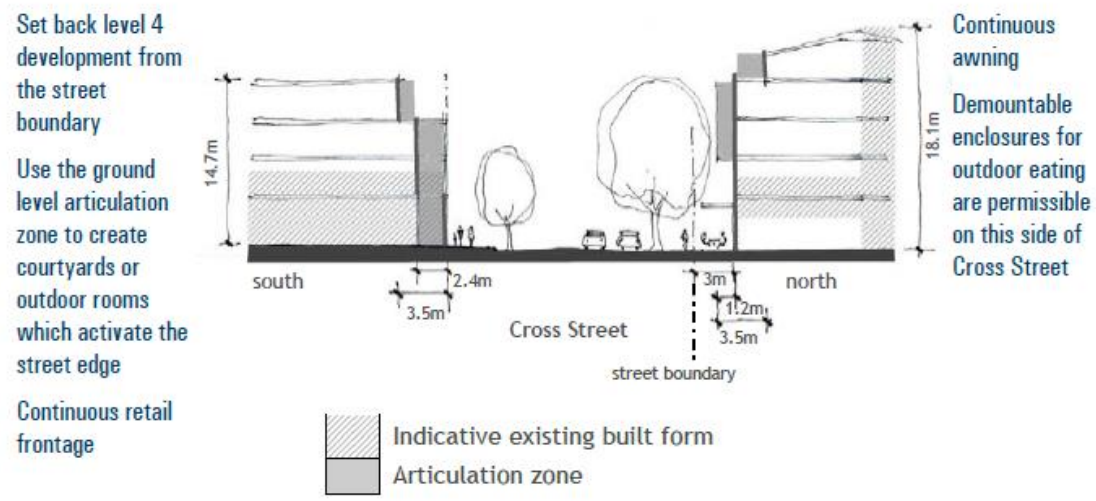


Figure 1 Cross Street Cross Section – D5.4.7 of Woollahra Development Control Plan.

The amended development proposal is consistent with the strategies outlined in Section D5.3.2. An issue raised in the Council's Statement of facts and Contentions relates to *"compatibility with the existing urban fabric".* Section D5.4.7 provides a cross section through Cross Street showing that the desired building envelope on the south side of the street is a **three-storey** street wall, which can incorporate balconies, with a setback fourth storey.

The building presentation to Cross Street is clearly shown as a three-storey street wall and articulation zone with fourth storey set back 3.5 metres.

The amended development proposal provides a three-storey street wall and fourth and fifth storeys set back 4.3 metres. It is consistent with the approved development at 16 -18 Cross Street, which has a three-storey street wall and set back fourth, fifth and sixth storeys as shown by **Figure 2.** In the case of the proposed development, the fifth storey is the only departure from the Cross Street façade envelope in Section 5.4.7. Developments with an overall height of six storeys have been approved and/or built recently at 16-18 Cross Street, 20-24 Cross Street and 19 - 27 Cross Street.

It is noted that the development at 16 - 18 Cross Street has a three-storey street wall which is consistent with the diagram in **Section D5.4.7 Cross Street** above**.** The fourth fifth and sixth storeys are set back from the street alignment.

The following **Figure 2** illustrates the presentation of the amended proposal adjacent to 16 to 18 Cross Street.

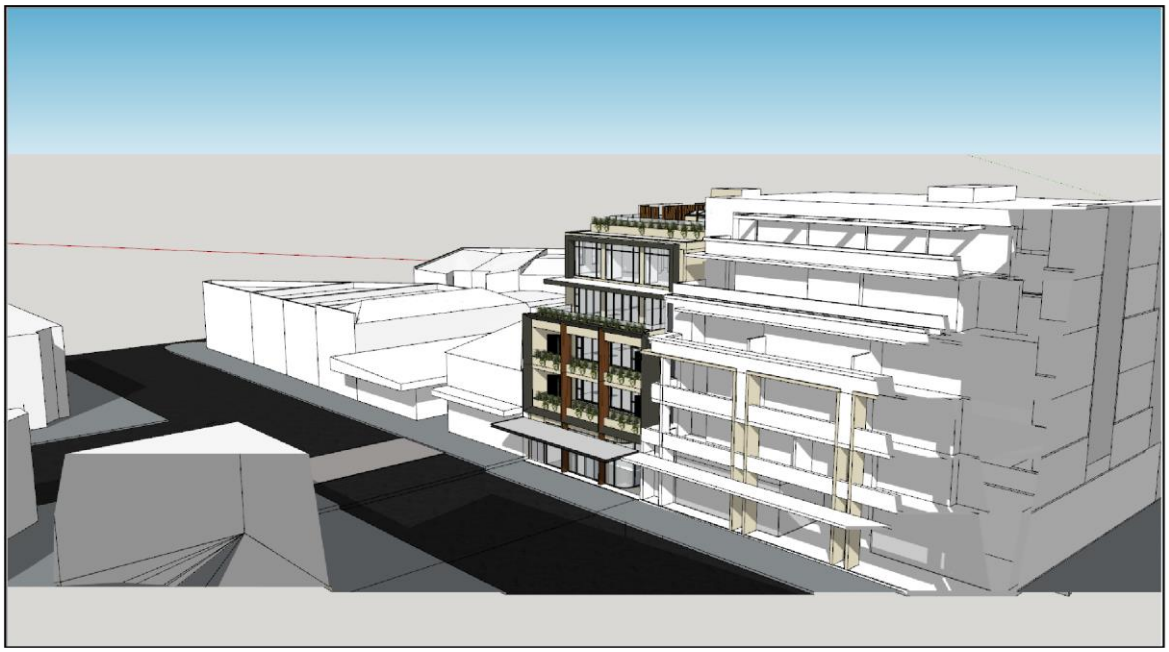


Figure 2 Showing the built form closely aligning with the built form of the building at 16 to 18 Cross Street.

KNOX LANE

WDCP 2015 contains specific built form controls for Knox Lane. **Section D5.3.2** sets out key strategies for the Double Bay Centre, include the following:

d) Establish building envelopes that define building height and building lines (at lower and upper levels) to provide coherent street definition.

e) Reinforce continuous active retail frontages along street boundaries.

i) Encourage discrete vehicle access from rear lanes, while retaining some active use and address to those lanes.

Section D5.4.9 provides the desired building envelopes for Knox Lane

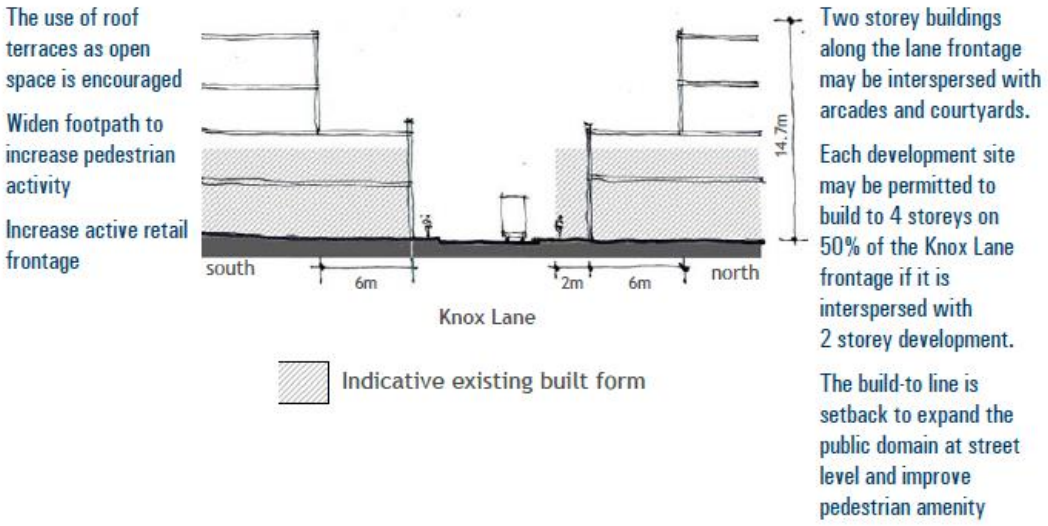


Figure 3 Cross Section through Knox Lane- Figure D5.4.9 in Woollahra Development Control Plan.

The recent approvals at 16 to 18 and 20 to 24 Cross Street depart significantly from the building envelope shown in **Section D5.4.9** of WDCP. The development at 16 to 18 Cross Street presents a three-storey street wall with the fourth to sixth storeys set back. The development at 20 to 24 Cross Street presents to Knox Lane as part four storey street wall height with set back fifth and sixth storeys and part of the whole facade set back above ground floor.

Figure 4 : Knox Lane showing the development at 20 to 24 Cross Street on the left, 16 to 18 Cross Street in the middle and the existing two-storey building at 14 Cross Street.

The proposed development has three storey street wall height with set back fourth and fifth storeys. The built form of the street wall part of the building is consistent in height and width with the approved and completed development at 16 to 18 Cross Street and the building overall is in fact one storey lower as demonstrated by **Figure 5.** The setbacks above the three-storey street wall have been increased to 3.650 and 5.050 metres consistent with the rear wall plane of 16 – 18 Cross Street.

Figure 5 3D image showing the relationship of the proposed development's three storey street wall to Knox Lane with the three storey street wall of 16 to 18 Cross Street.

2.0 CROSS STREET FAÇADE AND PRESENTATION

The built form facing Cross Street has been amended to closely align with of 16 -18 Cross Street with a three-storey street wall. The floor levels adopt those of 16 – 18 Cross Street resulting in alignment of the horizontal lines of balcony soffits and balcony balustrades as shown in **Figure 6** on the following page.

Figure 6 also shows that as a result of mirror reversing of the floor plans the lift and fire stair to the roof terrace at the top level will be against the wall of the sixth storey of 16 -18 Cross Street, where it will have no visual impact from the public domain.

Areas shaded in blue indicate deletion of the previously projection dark clad "boxes' at levels 4 and 5 to bring the facade into alignment with the 16 -18 Cross Street façade above the thtree storey street wall, which can also be seen in **Figure 2.**

Figure 6 Amended north elevation closely aligns with horizontal lines of 16 -18 Cross Street and setback above the third storey.

3.0 KNOX LANE FAÇADE AND PRESENTATION

The rear facade treatment facing Knox Lane is consistent with the rear facade treatment of the building at 16-18 Cross Street as shown in **Figure 7** on the following page. The floor levels adopt those of 16 – 18 Cross Street resulting in alignment of the horizontal lines of balcony soffits and balcony balustrades. The blue shahded areas indicate where the wall of the building has been moved further back from the Knox Lane alignment.

Figure 7 Knox Lane elevation showing retail space (red circle) abd alignment of three storey street wall with 16 -18 Cr\oss Street red broken line.

Section D5.4.8 of the WDCP 2015 applies specifically to the lanes. The relevant strategies include:

a) Facilitate the service role of lanes, while encouraging increased active retail frontage.

As noted above, the WDCP 2015 strategies for Double Bay seek to generally "*reinforce continuous active retail frontages along street boundaries"* and to *"facilitate the service role of lanes, while encouraging increased active retail frontage."*

At present the frontages to Knox Lane have a mix of shop fronts, vehicular entries and garage doors, service areas and blank walls. The more recent developments, with the benefit of wide frontages, have been able to incorporate shopfronts, through site links and vehicle entries to below ground parking.

The site at 14 Cross Street is 12.215 metres wide. It would not be possible to have basement parking as there is not enough space for a ramp, parking bays and a traffic aisle. Yet the development must meet Council's car parking requirements, which can only be done at the Knox Lane frontage.

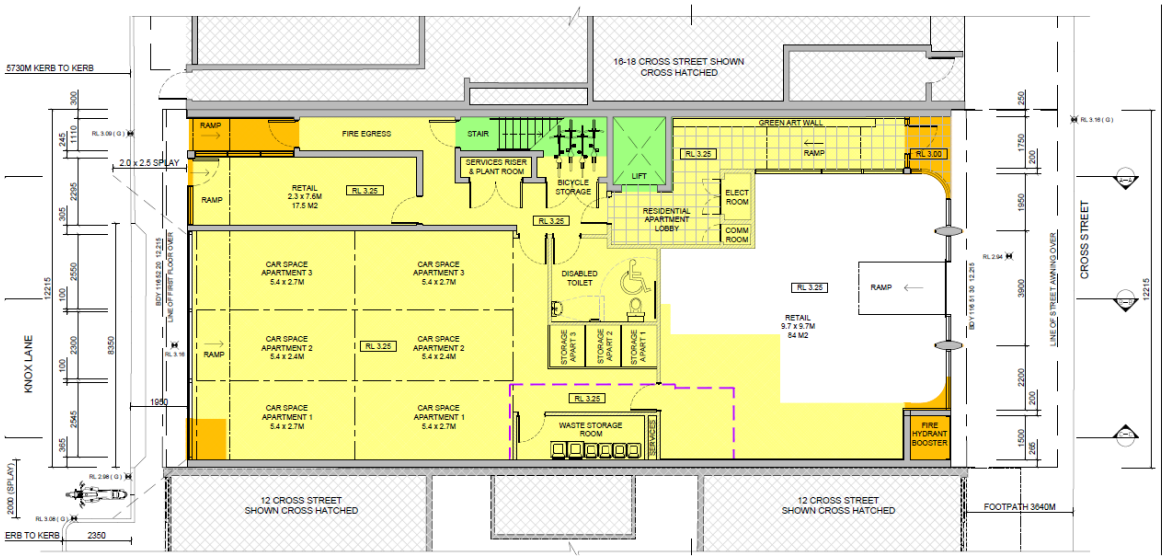


Figure 8 Amended mirror reversed ground floor plan showing addition of retail space facing Knox Lane and reduction of parking to three sets of tandem car spaces.

In these circumstances, the amended proposal has reduced parking to three pairs of tandem spaces corresponding to the reduced number of apartments. This enables a retail space to be provided facing the lane. The amended design still proposes to treat the garage doors as street art. The proposed public artwork will extend the full width and height of the doors. Marcus Parker, an established artist, has been commissioned to undertake an innovative public artwork, in association with Axolotl, in the form of a series of durable flush horizontal panels that will not be perceived as garage doors but as a distinctive abstract artwork.

The amended design is now in accordance with the requirement to "*reinforce*" and "*facilitate"* retail activation in the relevant WDCP 2015. as well as responding to the encouragement to provide "*discrete vehicle access from rear lanes"* at subsection (i) of **Section D5.3.2** of WDCP 2015.

4.0 CONCLUSION

The amended proposal responds well to the matters raised in the Council's Statement of Facts and Contentions. The amended development proposal will make a positive contribution to the Double Bay centre. The built form is consistent with built forms of recently approved and constructed buildings in Cross Street, and it is consistent with the street wall height provisions of WDCP 2015. It is of a smaller scale than the constructed, developments at 16 to 18 and 20 to 24 Cross Street, providing a transition to the existing two storey building at 12 Cross Street until such time as this site is redeveloped.

Brian McDonald

Principal Urban Designer and Heritage Consultant

DFP Planning

Holmes Fire LP

Level 2, 414 Kent Street, Sydney, NSW 2000
Level 8, 757 Ann Street, Fortitude Valley, QLD 4006

holmesfire.com

DEVELOPMENT APPLICATION STATEMENT OF INTENT

To:	The General Manager	Project:	139040.00
Company:	Woollahra Municipal Council		
Email:	records@woollahra.nsw.gov.au	Version:	E
Date:	21 October 2021		
Subject:	14 Cross Street, Double Bay, NSW		

To whom it may concern,

This letter is to advise that Holmes Fire has been engaged to provide fire engineering services for the proposed mixed-use development, to be located at 14 Cross Street, Double Bay, NSW.

1 INTRODUCTION

The building will comprise two retail tenancies and carparking on Ground Floor, with residential units on First Floor to Fourth Floor. The building will be under 25 m in effective height, will be sprinkler protected, and less than 6,000 m² in area.

2 PROPOSED PERFORMANCE SOLUTIONS

Holmes Fire will provide fire engineering Performance Solutions. The Performance Solutions will comply with the relevant Performance Requirements of the BCA. The design approach will be in line with the International Fire Engineering Guidelines[2] and other acceptable guideline documents.

The Performance Solution designs will be developed in line with BCA Clause A2.2, as applicable; i.e. complying with the relevant Performance Requirements or by equivalence comparison with the Deemed-to-Satisfy Provisions.

The proposed approach of the Performance Solution for each issue is listed below. Holmes Fire understands that all other aspects of the building will comply with the Deemed-to-Satisfy Provisions of the BCA.

- BCA Clause C1.1 requires retail tenancies within Type A construction building to achieve a Fire Resistance Level (FRL) of 180/180/180. It is proposed to rationalise the FRL of the retail tenancies on Ground Level based on the maximum credible fuel loads. A Performance Solution using an absolute approach will be provided to address Performance Requirements CP1 and CP2.
- BCA Clause C3.2 requires openings in external walls within 3 m of a side or rear allotment boundary to be protected in accordance with Clause C3.4. The building will contain openings in

[2] National Research Council of Canada; International Code Council, United States of America; Department of Building and Housing, New Zealand; and Australian Building Codes Board, International Fire Engineering Guidelines, Edition 2005, Australian Building Codes Board, 2005.

the external walls along the northern, southern and eastern facades which will be less than 3 m from the allotment boundaries. Some of these openings may be protected through alternative means via Performance Solutions. An absolute approach is proposed to address Performance Requirement CP2.

- BCA Clause C3.11 requires that residential SOUs are bound by fire rated construction and have any doorways be self-closing fire rated doors achieving an FRL of at least -/60/30. The proposed design incorporates a lift that opens directly into the residential SOUs on First to Fourth Floors. The lift landing door is expected to achieve an FRL of -/60/-. An absolute approach is proposed to address Performance Requirement CP2.
- BCA Clause D1.4(c)(i) requires that no point on a floor must be more than 20 m from an exit. here is an extended travel distance from the carpark to the Cross Street exit of up to 30 m. A comparative approach is proposed to address Performance Requirements DP4 and EP2.2.
- BCA Clause D1.7(b) and (c) requires a fire-isolated stair to discharge into an area meeting specific requirements and occupants passing within 6 m of external wall openings are required to be protected. The fire-isolated stair is proposed to discharge to the Ground Floor entry lobby, which does not meet these requirements.
- BCA Clause D2.19(b)(iii) and (iv) requires sliding doors within retail tenancies to open directly to a road or open space, and power-operated are required to automatically open on power failure or fire alarm. It is proposed that the sliding door from the Cross Street retail tenancy to the street opens to an area covered by the awning (i.e. not open space), and due to security concerns will not automatically open on power failure or fire trip. A Performance Solution using a comparative approach will be provided to address Performance Requirements DP2 and DP4.

3 SUMMARY

Based on Holmes Fire's review of the project documentation, it is considered that performance-based fire engineering can be utilised to demonstrate compliance with the Performance Requirements of the BCA without major changes to the current design. Additional areas requiring or benefitting from Performance Solutions may be identified as the design is further developed, however it is considered that there are no significant issues that would affect the building layout.

The information contained within this letter is based on the architectural drawings prepared by Howe Architects, as listed below.

Dwg no.	Title	Date	Issue
DA 1.100_11	Proposed Ground Floor Plan	19 October 2021	DA
DA 1.101_09	Proposed First Floor Plan	19 October 2021	DA
DA 1.102_08	Proposed Second Floor Plan	19 October 2021	DA
DA 1.103_09	Proposed Third Floor Plan	19 October 2021	DA
DA 1.104_09	Proposed Fourth Floor Plan	19 October 2021	DA

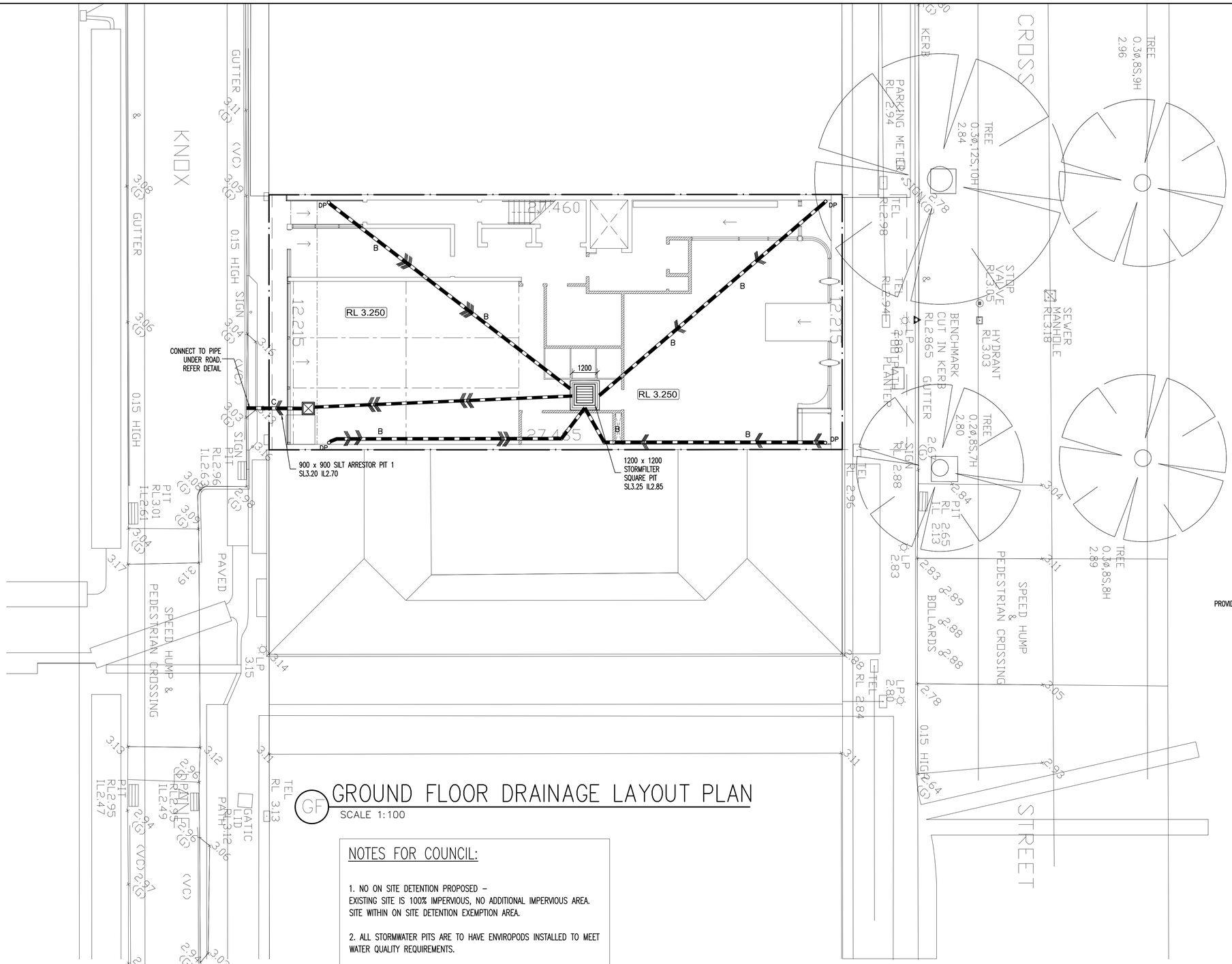
Dwg no.	Title	Date	Issue
DA 1.105_09	Proposed Roof Plan	19 October 2021	DA
DA 1.106_01	Proposed Roof Terrace Plan	19 October 2021	DA
DA 2.100_07	Proposed North Elevation	19 October 2021	DA
DA 2.101_07	Proposed South Elevation	19 October 2021	DA
DA 2.102_05	Proposed East Elevation	20 October 2021	DA
DA 2.103_04	Proposed West Elevation	19 October 2021	DA
DA 3.100.07	Proposed Section A-A	19 October 2021	DA
DA 3.101.07	Proposed Section B-B	19 October 2021	DA
DA 3.102.06	Proposed Section C-C	19 October 2021	DA
DA 3.103.06	Proposed section D-D	19 October 2021	DA

Please do not hesitate to contact Holmes Fire, should there be any queries about the above.

Regards,

Erik Carlsson
Branch Manager / Senior Fire Engineer

139040.00.DAL001d



GROUND FLOOR DRAINAGE LAYOUT PLAN

GF SCALE 1:100

NOTES FOR COUNCIL:

1. NO ON SITE DETENTION PROPOSED –
EXISTING SITE IS 100% IMPERVIOUS, NO ADDITIONAL IMPERVIOUS AREA.
SITE WITHIN ON SITE DETENTION EXEMPTION AREA.

2. ALL STORMWATER PITS ARE TO HAVE ENVIROPODS INSTALLED TO MEET WATER QUALITY REQUIREMENTS.

3. NO RAIN GARDEN PROPOSED –
EXISTING SITE IS 100% IMPERVIOUS, NO ADDITIONAL IMPERVIOUS AREA.
NO SUITABLE LOCATION FOR RAIN GARDEN TO BE PLACED THAT MATCHES EXISTING DEVELOPMENT CHARACTER.

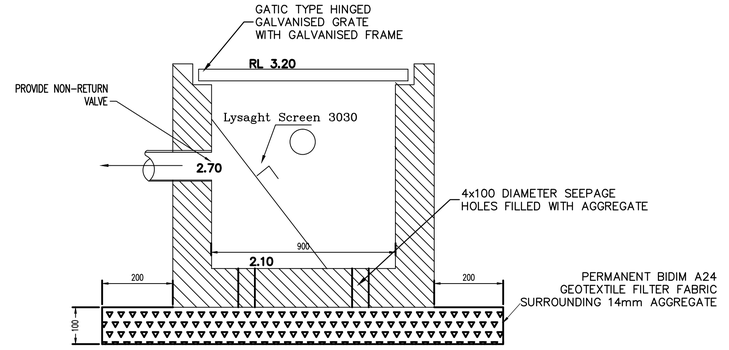
4. NO RAIN WATER TANK PROPOSED –
ONLY TRAFFICABLE ROOF AREA PROPOSED.

LEGEND

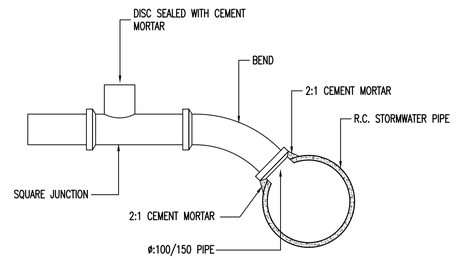
TAG	LABEL
RL 00.000	NEW REDUCED LEVEL
A,B,C,D, etc.	REFER TO PIPE SEHEDULE
PIT P1	SURFACE INLET PIT
DP	150ø PVC DOWN PIPE
DT	DOWN TURN PIPE TO LEVELS BELOW
	DRAINAGE PIPE
	AERIAL PIPE
	SEALED PIT: 450x450
	PIT: 450x450
RWO	150ø RAIN WATER OUTLET

PIPE SCHEDULE TO ALL GUTTERS

TAG	PIPE ø	MATERIAL	Min. GRADE
A	150	PVC	1%
B	225	PVC	1%
C	150x100 GAL. PIPE	STEEL	2%
DP	150	PVC	–



900x900 NEW SILT ARRESTOR PIT 1
SCALE N.T.S



CONNECTION TO PIPE UNDER ROAD
SCALE 1:10

REVISION	AMENDMENT	ISSUE DATE
D	PLANS UPDATED	12/10/2021
C	PLANS UPDATE TO COUNCIL LETTER	04/10/2019
B	PRELIMINARY DESIGN - LEVELS ADDED	01/07/2019
A	PRELIMINARY DESIGN	28/06/2019

ISSUE	ISSUED TO	ISSUE DATE

CAM CONSULTING
STRUCTURAL & CIVIL ENGINEERS

SUITE 303 □29-31 LEXINGTON DRIVE
NORWEST BUSINESS PARK,
BELLA VISTA N.S.W. 2153

ALL CORRESPONDENCE TO:
P.O. BOX 6080 BAULKHAM HILLS BC
BAULKHAM HILLS NSW 2153

PH. 8814 6191 FAX 8814 5301 MOB. 0425 270 333
EMAIL andrew@camconsultin□.com.au

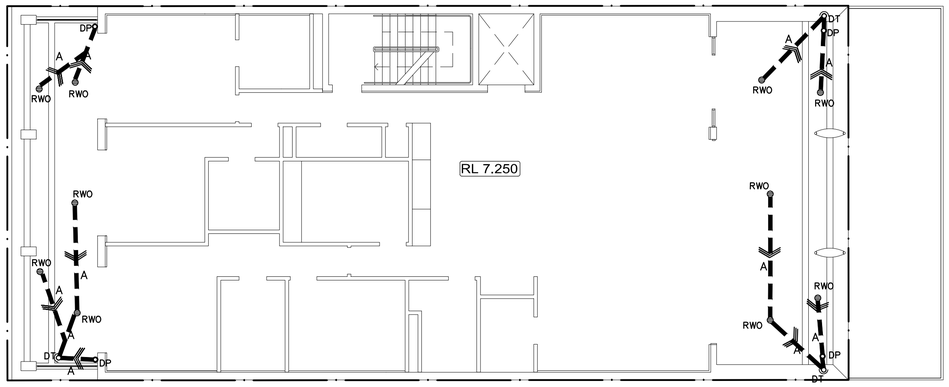
PROJECT
PROPOSED DEVELOPMENT
14 CROSS STREET,
DOUBLE BAY

CLIENT
PDS INTERNATIONAL

ARCHITECT / PROJECT MANAGER
-

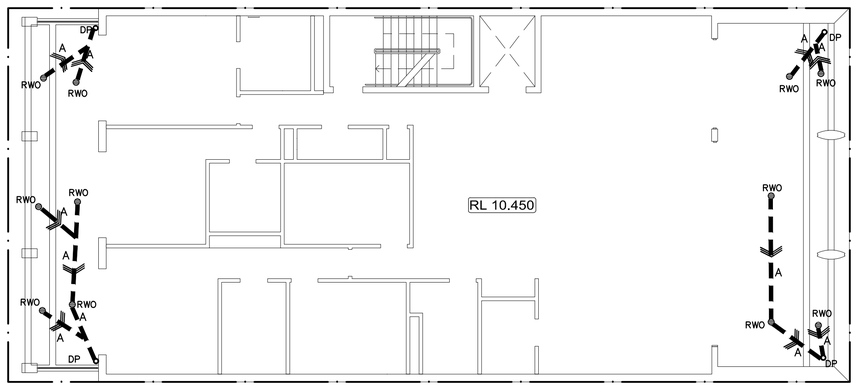
DRAWING TITLE
GROUND FLOOR DRAINAGE LAYOUT

SCALES A1 - 1:100
DESIGNED A.P.
DRAFTED A.P.
DRAWING NO. C19131 -SW 100
APPROVED A.C.
REVISION D



FF FIRST FLOOR DRAINAGE LAYOUT PLAN

SCALE 1:100



SF SECOND FLOOR DRAINAGE LAYOUT PLAN

SCALE 1:100

LEGEND

TAG	LABEL
RL 00.000	NEW REDUCED LEVEL
A,B,C,D, etc.	REFER TO PIPE SEHEDULE
PIT P1	SURFACE INLET PIT
DP	150ø PVC DOWN PIPE
DT	DOWN TURN PIPE TO LEVELS BELOW
	DRAINAGE PIPE
	AERIAL PIPE
	SEALED PIT: 450x450
	PIT: 450x450
RWO	150ø RAIN WATER OUTLET

PIPE SCHEDULE
TO ALL GUTTERS

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B	225	PVC	1%
C	150x100 GAL. PIPE	STEEL	2%
DP	150	PVC	–

REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
D	PLANS UPDATED	12/10/2021			
C	PLANS UPDATE TO COUNCIL LETTER	04/10/2019			
B	PRELIMINARY DESIGN - LEVELS ADDED	01/07/2019			
A	PRELIMINARY DESIGN	28/06/2019			

CAM CONSULTING
STRUCTURAL & CIVIL ENGINEERS

SUITE 303 29-31 LEXINGTON DRIVE
NORWEST BUSINESS PARK,
BELLA VISTA N.S.W. 2153

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PROJECT
PROPOSED DEVELOPMENT
14 CROSS STREET,
DOUBLE BAY

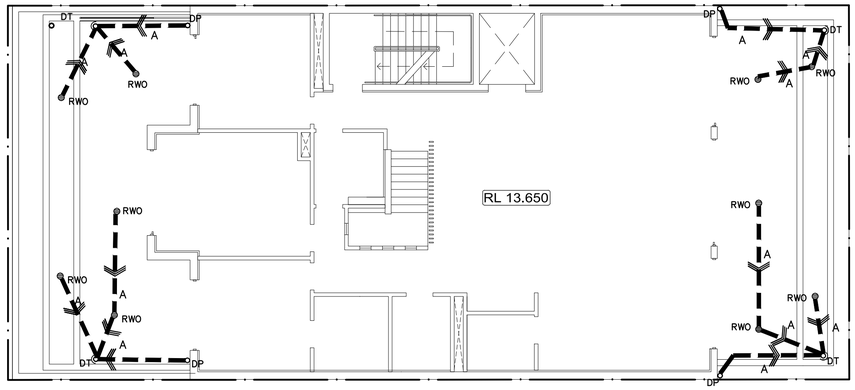
CLIENT
PDS INTERNATIONAL

ARCHITECT / PROJECT MANAGER
-

DRAWING TITLE
FIRST & SECOND FLOOR DRAINAGE LAYOUT

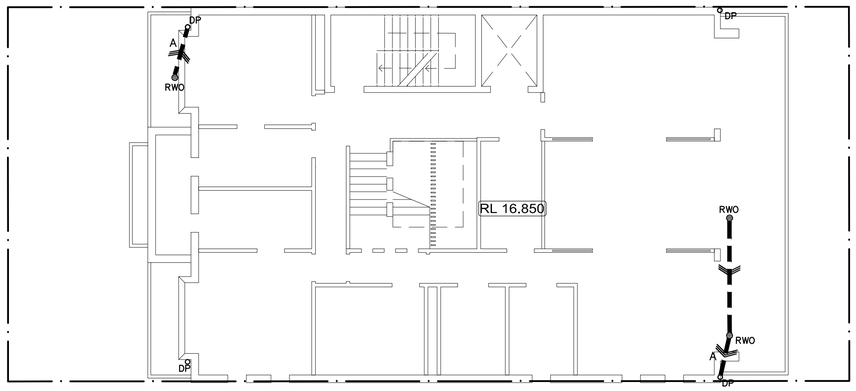
SCALES	DESIGNED	DRAFTED
A1 - 1:100	A.P.	A.P.

DRAWING NO.		APPROVED	REVISION
C19131 -SW	101	A.C.	D



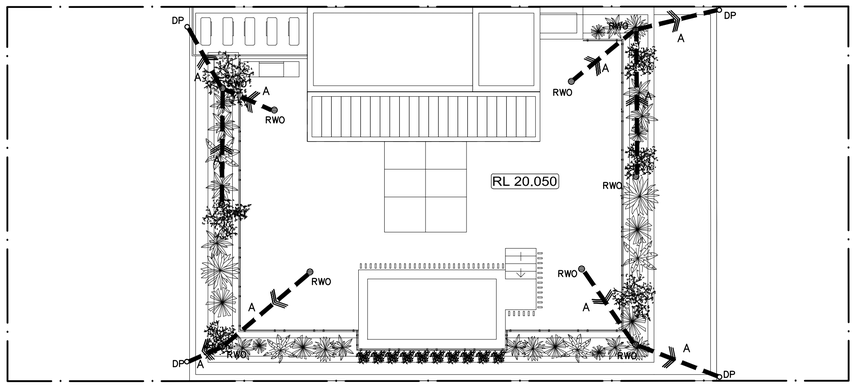
TF THIRD FLOOR DRAINAGE LAYOUT PLAN

SCALE 1:100



FF FOURTH FLOOR DRAINAGE LAYOUT PLAN

SCALE 1:100



R ROOF DRAINAGE LAYOUT PLAN

SCALE 1:100

LEGEND	
TAG	LABEL
RL 00.000	NEW REDUCED LEVEL
A,B,C,D, etc.	REFER TO PIPE SEHEDULE
PIT P1	SURFACE INLET PIT
DP	150ø PVC DOWN PIPE
DT	DOWN TURN PIPE TO LEVELS BELOW
	DRAINAGE PIPE
	AERIAL PIPE
	SEALED PIT: 450x450
	PIT: 450x450
RWO	150ø RAIN WATER OUTLET

PIPE SCHEDULE TO ALL GUTTERS			
TAG	PIPE ø	MATERIAL	Min. GRADE
A	150	PVC	1%
B	225	PVC	1%
C	150x100 GAL. PIPE	STEEL	2%
DP	150	PVC	–

REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
D	PLANS UPDATED	12/10/2021			
C	PLANS UPDATE TO COUNCIL LETTER	04/10/2019			
B	PRELIMINARY DESIGN - LEVELS ADDED	01/07/2019			
A	PRELIMINARY DESIGN	28/06/2019			

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PROJECT
PROPOSED DEVELOPMENT
14 CROSS STREET,
DOUBLE BAY

CLIENT
PDS INTERNATIONAL

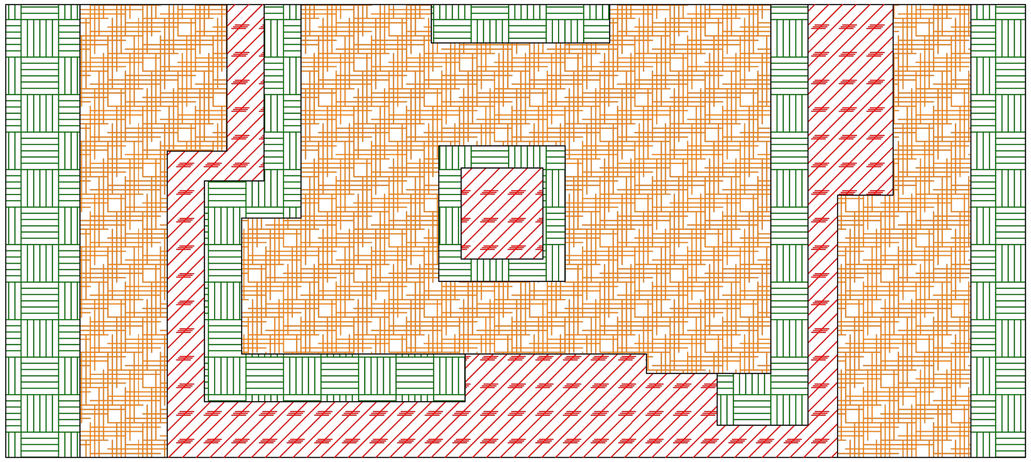
ARCHITECT / PROJECT MANAGER
-

DRAWING TITLE
THIRD, FOURTH & ROOF FLOOR DRAINAGE LAYOUT

SCALES	DESIGNED	DRAFTED
A1 - 1:100	A.P.	A.P.

DRAWING NO.		APPROVED	REVISION
C19131 -SW	102	A.C.	D

MUSIC Model Site Area Breakup



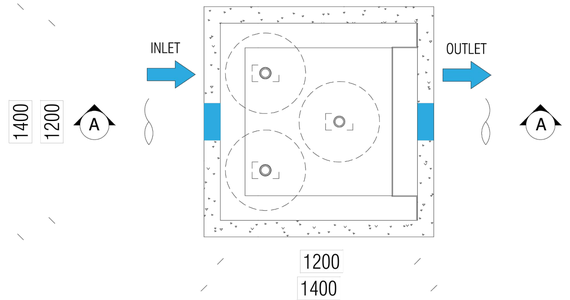
Roof : 67m²

Paved: 181m²

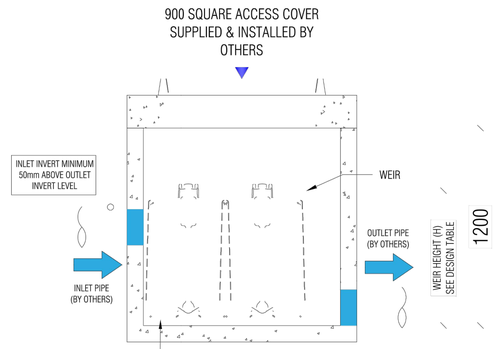
Planter: 87m²

13285 - 14 Cross St Double Bay (Prelim - Site Area Breakup)

NOT FOR CONSTRUCTION



PLAN LAYOUT



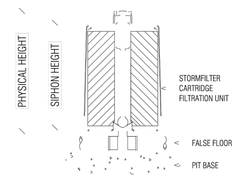
SECTION A-A

LAST MODIFIED: 01-05-19

STORMFILTER DESIGN TABLE

- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED.
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CERTIFYING ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 178mm.

CARTRIDGE NAME / SIPHON HEIGHT (mm)	690	460	310
CARTRIDGE PHYSICAL HEIGHT (mm)	840	600	600
TYPICAL WEIR HEIGHT [H] (mm)	820	590	440
CARTRIDGE FLOW RATE FOR ZPG MEDIA (L/s)	1.6	1.1	0.7
CARTRIDGE FLOW RATE FOR PSORB MEDIA (L/s)	0.9	0.46	0.39



STORMFILTER CARTRIDGE DETAIL

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	[ ]
NUMBER OF CARTRIDGES REQ'D	[ ]
SIPHON HEIGHT (310 / 460 / 690)	[ ]
MEDIA TYPE (ZPG / PSORB)	[ ]
WATER QUALITY FLOW RATE (L/S)	[ ]
HYDRAULIC CAPACITY (L/S)	[ ]

PIPE DATA:	I.L.	MATERIAL	DIAMETER
INLET PIPE #1	[ ]	[ ]	[ ]
INLET PIPE #2	[ ]	[ ]	[ ]
INLET PIPE #3	[ ]	[ ]	[ ]
OUTLET PIPE	[ ]	[ ]	[ ]

PRECAST PIT WEIGHT	TBA
LID WEIGHT	TBA

GENERAL NOTES

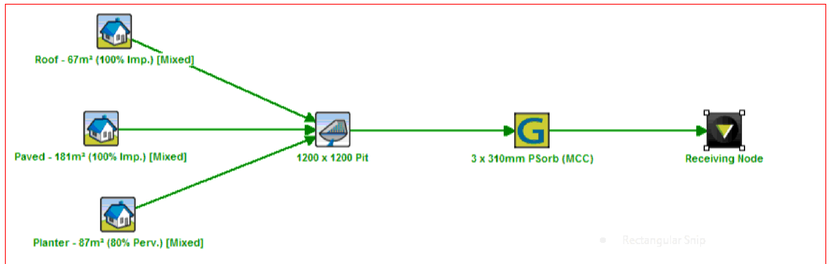
1. PRECAST STRUCTURE SUPPLIED WITH CORE HOLES TO SUIT OUTER DIAMETER OF NOMINATED PIPE SIZE / MATERIAL.
2. PRECAST STRUCTURE SHALL MEET W80 WHEEL LOAD RATING ASSUMING A MAXIMUM EARTH COVER OF 2.0m AND A GROUND WATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CERTIFYING ENGINEER TO CONFIRM ACTUAL GROUNDWATER ELEVATION. PRECAST STRUCTURE SHALL BE IN ACCORDANCE WITH AS3600.
3. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CERTIFYING ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE SYSTEM, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
4. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
5. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
6. DRAWING NOT TO SCALE.

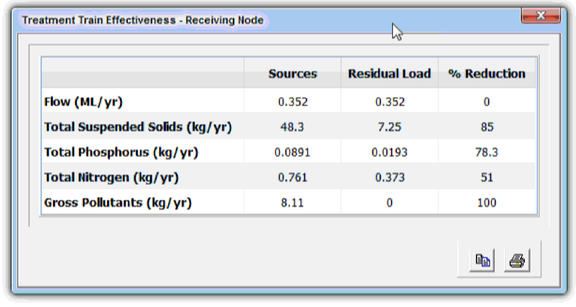
INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY CERTIFYING ENGINEER.
2. CONTRACTOR TO PROVIDE ALL EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING DETAIL PROVIDED SEPARATELY).
3. CONTRACTOR TO APPLY SEALANT TO ALL JOINTS AND TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPES.

OCEAN PROTECT
PHONE: 1300 354 722 www.oceanprotect.com.au

OCEAN PROTECT
3 CARTRIDGE STORMFILTER SYSTEM
1200 PIT
SPECIFICATION DRAWING





Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.352	0.352	0
Total Suspended Solids (kg/yr)	48.3	7.25	85
Total Phosphorus (kg/yr)	0.0891	0.0193	78.3
Total Nitrogen (kg/yr)	0.761	0.373	51
Gross Pollutants (kg/yr)	8.11	0	100

REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
D	PLANS UPDATED	12/10/2021			
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PROJECT
PROPOSED DEVELOPMENT
14 CROSS STREET,
DOUBLE BAY

CLIENT
PDS INTERNATIONAL

ARCHITECT / PROJECT MANAGER
-

DRAWING TITLE
MUSIC CATCHMENT AREA
DETAILS & TREATMENT TARGET

SCALES	DESIGNED	DRAFTED
A1 - 1:100	A.P.	A.P.

DRAWING NO.	APPROVED	REVISION
C19131 -SW 103	A.C.	D

TRAFFIC AND PARKING IMPACT ASSESSMENT
MIXED USE DEVELOPMENT
AT 14 CROSS STREET, DOUBLE BAY

Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232
Postal: P.O Box 66 Sutherland NSW 1499

Telephone: +61 2 8355 2440
Fax: +61 2 9521 7199
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au

Division of RAMTRANS Australia ABN: 45067491678 RPEQ: 19457

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

190142.01FC - 15th September 2021

Development Type: **Mixed Use Development**

Site Address: **14 Cross Street, Double Bay**

Prepared for: **PDS International**

Document reference: **190142.01FC**

Status	Issue	Prepared By	Checked By	Date
Draft	A	DW	TS	30th July 2019
Final	A	DW		23rd August 2019
Final	B	DW		3rd September 2019
Final	C	TS	CM	15th September 2021

TABLE OF CONTENTS

1 INTRODUCTION

M^CLaren Traffic Engineering was commissioned by *PDS International* to provide a Traffic and Parking Impact Assessment of the Mixed Use Development at 14 Cross Street, Double Bay as depicted in **Annexure A**.

1.1 Description and Scale of Development

The proposed development has the following characteristics relevant to traffic and parking:

- Three (3) residential units including:
    - Two (2) 3-bedroom units, and;
    - One (1) 4-bedroom unit.
- 101.9m^2 retail GFA in two retail tenancies;
- A total of 6 car parking spaces provided onsite.

Vehicular access to the property is proposed via three (3) individual garage doors, accessed from Knox Lane.

1.2 State Environmental Planning Policy (Infrastructure) 2007

The proposed development does not qualify as a traffic generating development with relevant size and/or capacity under Clause 104 of the SEPP (Infrastructure) 2007. Accordingly, formal referral to the Roads and Maritime Services (RMS) is unnecessary and the application can be assessed by Woollahra Municipal Council officers accordingly.

1.3 Site Description

The subject site is currently zoned *B2 – Local Centre* under the Woollahra Council LEP 2014 and is currently occupied by a two-storey mixed-use building with retail premises on ground level and a single office premises on level 1. The site has frontages to Cross Street to the north and Knox Lane to the south.

Being located in a Local Centre, the site is generally surrounded by commercial developments and medium to high-density residential developments with the site directly to the west under construction as of the time of writing this report.

1.4 Site Context

The sites location is shown on an aerial photo and a street map in **Figure 1** and **Figure 2** respectively.

Site Location

FIGURE 1: SITE CONTEXT – AERIAL PHOTO

Site Location

FIGURE 2: SITE CONTEXT – STREET MAP

2 EXISTING TRAFFIC AND PARKING CONDITIONS

2.1 Road Hierarchy

The road network servicing the site has the following characteristics within close proximity to the site:

2.1.1 Cross Street

- Unclassified LOCAL Road;
- Approximately 11m in width facilitating one traffic lane in each direction and kerbside parking;
- Signposted 50km/h speed limit;
- Time restricted 2-hour ticketed parking permitted along both sides of the road between 9AM – 6PM MON-SAT.

2.1.2 Knox Lane

- Unclassified LOCAL Road;
- Approximately 5m in width facilitating a single one-way westbound traffic flow lane;
- No speed limit signposted 50km/h applies;
- 'No Stopping' restrictions on the southern side of the road;
- Time restricted 1-hour ticketed parking permitted along the northern side of the road between 9AM – 6PM MON-SAT.

2.1.3 New South Head Road

- RMS Classified STATE Road (No. 173);
- Approximately 18m in width facilitating two traffic lanes in each direction and kerbside parking;
- Signposted 60km/h speed limit;
- Clearway along the southern side of the site between 6AM-10AM.
- Clearway along the southern side of the site between 4:30PM-6PM.

2.2 Existing Traffic Management

- ONE-WAY westbound traffic lane of Knox Lane;
- GIVE WAY controlled intersection of Knox Lane / Bay Street;
- STOP controlled intersection of Bay Street / Cross Street;
- Priority controlled intersection of Transvaal Avenue / Cross Street;
- Signalised intersection of Cross Street / New South Head Road;
- Raised pedestrian crossing across Cross Street near the intersection of Cross Street / Transvaal Street.

2.3 Public Transport

The subject site is in a reasonable walking distance of the existing bus stop (ID: 202819) located approximately 100m walking distance to the south of site on New South Head Road. The bus stop is services by existing bus Routes 323 (North Bondi to Edgecliff), 324 (Watsons Bay to Walsh Bay), 325 (Watsons Bay to Walsh Bay) and 326 (Edgecliff to Bondi Junction) provided by State Transit.

Double Bay Wharf is located approximately (420m) walking distance to the north of the subject site, serviced by the F7 Route. A ferry service departs every 30 minutes in commuter peak periods and provides direct access between Double Bay and Circular Quay.

The sites location subject to the surrounding public transport network is shown in **Figure 3** below.

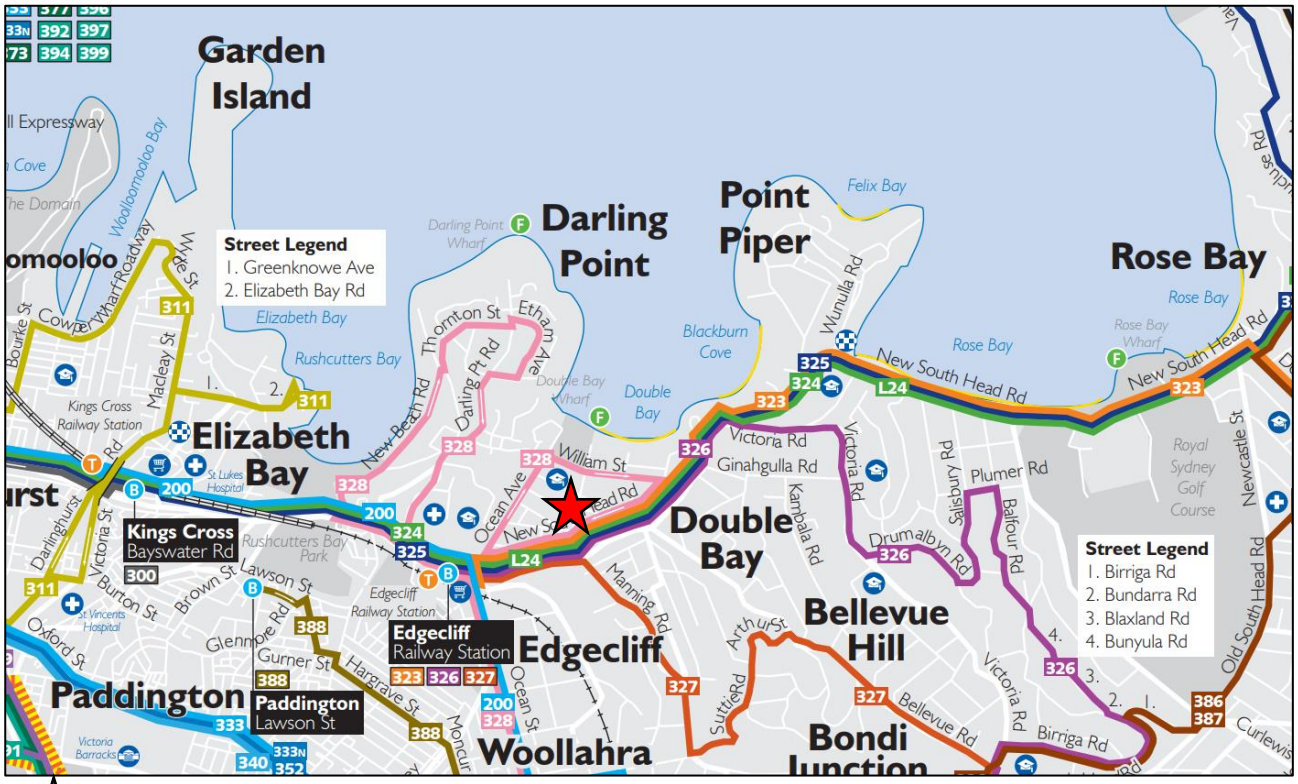


FIGURE 3: PUBLIC TRANSPORT NETWORK MAP

2.4 Future Road and Infrastructure Upgrades

From Woollahra Council Development Application tracker and website, it appears that there are no future planned road or public transport changes that will affect traffic conditions within the immediate vicinity of the subject site.

3 PARKING ASSESSMENT

3.1 DCP Parking Requirement

Reference is made to the *Woollahra Development Control Plan 2015, Chapter E1 – Parking and Access* which designates the following parking rates applicable to the proposed development:

Mixed use development (residential component) (Maximum Parking Provision)

Spaces based on number of bedrooms per dwelling[3]

- 1 bedroom or Studio apartment[5]: 0.5 space

- 2 bedrooms: 1 space

- 3 or more bedrooms: 1.5 spaces

- Visitors: 0.2 spaces

[3] Round up to nearest whole number with halves (i.e. 0.5).

Retail (Minimum parking generation rate)

- 3.3 spaces per 100m²

Office premises (Minimum parking generation rate)

- 2.5 spaces per 100m²

Parking Multiplier

- Double Bay B2 Local Centre: 0.6

Table 1 presents the parking requirements of the proposal according to Council's car parking rates.

TABLE 1: DCP PARKING REQUIREMENTS

Land Use	Type	Scale	Rate	Parking Required
Residential	Three or more bedroom units	3	1.5 per unit	4.5 (5)
	Visitor	3	0.2 per apartment	0.6 (1)
Retail	-	101.9m²	1.98 (3.3 x 0.6) spaces per 100m²	2.02 (2)
Total		**-**	**-**	**Maximum of 6 residential** **Minimum of 2 Retail spaces**

As shown above, strict application of the DCP allows a maximum of **6** car parking spaces for the residential component of the development, with **5** for residential use and **1** for residential visitor use. The retail component of the site requires a minimum of **2** car parking spaces. The proposal includes a total of 6 car parking spaces for residents, representing a shortfall from the requirements of the DCP.

3.2 Parking Justification

Further justification of the parking requirement is presented in the following subsections.

3.2.1 Residential Parking

Consideration should be made to the size of the individual apartments when determining the car parking requirement. Each apartment in the proposal is large in area and contains either 3 or 4 bedrooms. The general trend of the DCP maximum parking requirement for the residential component of mixed-use developments is 0.5 spaces per bedroom. If this is applied to the 4-bedroom apartments, then a parking rate of 2 spaces per apartment is the appropriate rate. Furthermore, the DCP maximum parking requirement for residential flat buildings and multi dwelling housing is 2 car parking spaces per apartment with 3 or more bedrooms. Therefore, it is reasonable to assume that the parking demand of each 3 and 4-bedroom unit will be in the order of two vehicles.

On this basis, a total of 6 car spaces have been proposed in order to accommodate the parking demands of residents with no overflow onto the surrounding streets.

3.2.2 Retail Parking

The DCP minimum parking rate is equal to 3.3 spaces per 100m^2 with an applied parking multiplier of 0.6 due to the site being located within the Double Bay B2 Local Centre. Therefore, the minimum retail car parking rate of the development equates to 2.02 (3.3 x 0.6) spaces per 100m^2 which is a typical parking requirement to cater only for the staff of retail premises. Therefore, the minimum retail parking requirement for the proposed development is two (2) staff car parking spaces. Furthermore, consideration should be made to the existing operation of the site when determining impact of the proposed development on the public on-street all day parking supply.

3.2.3 Existing Parking Shortfall

The existing development is comprised of a 254.4m^2 of retail area on ground level and 231.0m^2 of office area on the first floor. The existing development does not provide any off-street car parking spaces for visitors or staff. The existing parking demand of the site has been based on the DCP parking requirements. The parking requirement for the retail component of the development is 1.98 spaces per 100m^2 as detailed above. The parking requirement of the office component of the development is based on the DCP parking rate of 2.5 spaces per 100m^2 with an applied parking multiplier of 0.6 (Double Bay B2 Local Centre Multiplier), resulting in a requirement for 1.5 spaces per 100m^2 GFA. The parking requirement of the existing development compared to the proposed development is summarised in **Table 2** below.

TABLE 2: DCP PARKING COMPARISON BETWEEN EXISTING AND PROPOSED DEVELOPMENT

Land Use	Type	Scale	Rate	DCP Parking Rate	Parking Provided
Existing Development					
Retail	Staff	254.4m^2	1.98 (3.3 x 0.6) spaces per 100m^2	5	0
Office	Staff	231.0m^2	1.5 (2.5 x 0.6) spaces per 100m^2	3.5 (4)	
Total	**-**	**-**	**-**	**9**	**0**
Proposed Development					
Residential	Four-bedroom unit	3	1.5 per unit	4.5 (5)	6
	Visitor	3	0.2 per apartment	0.6 (1)	0
Retail	Staff	84.4m^2	1.98 (3.3 x 0.6) spaces per 100m^2	1.67 (2)	0
Total	**-**	**-**	**-**	**8**	**6**

As shown above, the existing development has a shortfall of five (5) retail staff car parking spaces and four (4) office staff car parking spaces from Council's DCP. Therefore, the site currently demands a total of nine (9) staff car parking spaces which would occur within the public on-street all day parking areas or within Council's public car parks. The proposed development has an onsite parking shortfall of two (2) retail staff spaces from Council's DCP. Comparing the future on-street parking demand to the existing on-street parking demand, the proposed development will reduce the demand on on-street car parking areas by seven (7) spaces. Therefore, the provision of 6 residential car parking spaces within the proposed development satisfies the residential component of the development and the reduction in scale of the commercial component of the development will result in a net reduction in demand on the local on-street parking supply.

3.3 On-Street Parking Impacts

The proposed plans include three (3) garage door spaces with access to Knox Lane. The inclusion of these garage parking spaces will require the removal of one (1) ticketed on-street car parking space along Knox Lane. As discussed above, the on-street parking demand will be reduced by some seven (7) spaces under the proposed plans. Therefore, the reduction of one (1) on-street car parking space would still result in a net increase in on-street car parking availability of six (6) spaces compared to the existing conditions.

3.4 Disabled Parking

Woollahra Development Control Plan 2015 - Part E8.2 states the following with regard to adaptable housing.

> *Development for an attached dwelling, multi dwelling housing, residential flat building or shop top housing containing 10 or more dwellings, designs and constructs at least 10% of the dwellings to Class A certification under AS 4299 – Adaptable housing.*

The development proposes nil (0) adaptable units. Common practice is to provide one (1) adaptable parking space for each adaptable dwelling. Therefore, the provision of nil (0) adaptable car parking spaces satisfies this requirement. No retail car parking spaces are proposed; therefore, no retail disabled parking spaces are required. The proposed plans detail nil (0) disabled car parking spaces which satisfies the above requirements.

3.5 Bicycle Parking Requirements

Reference is made to Woollahra Council's DCP which outlines the following minimum requirements for bicycle parking spaces:

Bicycle

Residential accommodation

Residents: 1 per dwelling

Visitors: 1 per 10 dwellings

Shop, restaurant or café

Employee: 1 per 250m^2 GFA

Customer: 2 + 1 per 100m^2 over 100m^2 GFA

Applying the above rate, results in a total bicycle parking requirement of six (**6**) bicycle spaces (4 residential / employee and 2 visitor). Each apartment is provided with a storage cage of sufficient dimensions to enclose a bicycle and an additional four (4) bicycle storage spaces are provided on the ground floor, for a total of seven (**7**) bicycle storage spaces.

3.6 Motorcycle Parking Requirements

Reference is made to Woollahra Council's DCP which outlines the following minimum requirements for motorcycle parking spaces:

Motorcycle

> *Developers shall provide a minimum of 1 motorcycle parking space per 10 car spaces for all types of development.*

Applying the above rates, results in a total motorcycle parking requirement of one (**1**) space. Similar to the staff car parking requirements of the site, consideration has been made to the existing operation of the site. The existing development requires a total of nine (9) car parking spaces to comply with Council's DCP and therefore would require 0.9 (1) motorcycle space. Similarly, the proposed development requires nine (9) car parking spaces to meet Council's parking requirement and therefore would require 0.9 (1) motorcycle space. The existing site does not provide any motorcycle parking spaces and neither do the proposed plans. Therefore, the demand for on-street motorcycle parking will not change under the proposed plans.

Whilst no motorcycle parking is proposed on-site, it is expected that an on-street motorcycle parking space could be accommodated to the east of the driveway.

3.7 Servicing & Loading

It is envisaged that waste collection will be completed by Council's waste collection service vehicles along the site's frontage to Knox Lane, consistent with the existing operation of the site.

Delivery / courier vehicles travelling to the site can utilise the existing on-street parking. The standard size of a courier vehicle is a B99 design vehicle, which can park within the existing on-street kerbside parking supply.

3.8 Car Park Design & Compliance

The car parking layout as depicted in **Annexure A,** has been assessed to achieve the relevant clauses and objectives of AS2890.1:2004. Any variances from standards are addressed in the following subsection including required changes, if any. Swept path testing has been undertaken, with the results reproduced in **Annexure B** for reference. The car parking layout includes the following features:

- Minimum 5.4m length, 2.4m width spaces for residents, with 300mm clearance added where required to walls;
- Minimum headroom of 2.2m for general circulation;
- 300mm clearance to walls to allow for door opening.

The garage car parking spaces shall be restricted, under a plan of management, to a reverse only entry manoeuvre as per the existing operation of the site and which is typical of other garage operations along Knox Lane. It is recommended that a "No Stopping" restriction be implemented for 2.5m west of the driveway to allow vehicles in the westernmost garage to enter and exit efficiently.

Whilst the plans have been assessed to comply with the relevant standards, it is usual and expected that a design certificate be required at the Construction Certificate stage to account for any changes following the development application.

3.9 Variations from Standards

3.9.1 Column Locations

The location of the columns at the entrance to the parking spaces are located within the triangular manoeuvring clearance component of the parking envelope as set out in *AS2890.1:2004 Figure 5.2*. The purpose of the parking envelope is to allow sufficient area to allow a vehicle to manoeuvre into the parking space. The width from the roller door to the opposite side of Knox Lane is approximately 7.5m which provides sufficient manoeuvring area for a vehicle to perform a reverse manoeuvre into and forward manoeuvre out of the garages. The swept path testing is reproduced in **Annexure B** for reference.

The parking spaces have been measured between centres of columns. The column locations do not negatively impact the swept path analysis, nor do they impact the door opening capabilities of parked vehicles. Therefore, the location of the columns at the entrance to the parking spaces are supported.

4 TRAFFIC ASSESSMENT

The impact of the expected traffic generation levels associated with the subject proposal is discussed in the following sub-sections.

4.1 Traffic Generation & Impact

Traffic generation rates for the relevant land uses are provided in the *Roads and Maritime Services (RMS) Guide to Traffic Generating Developments (2002)* and recent supplements and are as follows:

RMS Guide

3.3.2 Medium density residential flat building.

Smaller units and flats (up to two bedrooms)

Weekday peak hour vehicle trips = 0.4-0.5 per dwelling.

Larger units and town houses (three or more bedrooms):

Weekday peak hour vehicle trips = 0.5-0.65 per dwelling.

3.6.1 Shopping centres.

V(P)= 11 A(S) + 23 A(F) + 138 A(SM) + 56 A(SS) + 5 A(OM) (vehicle trips per 1000m$_2$).

where:

A(S): Slow Trade gross leasable floor area (Gross Leasable Floor Area in square metres) includes major department stores such as David Jones and Grace Bros., furniture, electrical and whitegoods stores.

A(F): Faster Trade GLFA - includes discount department stores such as K-Mart and Target, together with larger specialist stores such as Fosseys.

A(SM): Supermarket GLFA - includes stores such as Franklins and large fruit markets.

A(SS): Specialty shops, secondary retail GLFA - includes specialty shops and take-away stores such as McDonalds. These stores are grouped as they tend to not be primary attractors to the centre.

A(OM): Office, medical GLFA: includes medical centres and general business offices.

3.5 Office and commercial.

Evening peak hour vehicle trips = 2 per 100 m2 gross floor area

The resulting traffic generation is summarised in **Table 3**.

TABLE 3: ESTIMATED TRAFFIC GENERATION

Use	Scale	Generation Rate	Trips	Peak Hour Split (1)(2)(3)	
				AM	PM
Proposed Development					
Residential (Three + Bedrooms)	3	0.65 per dwelling	1.95 (2)	0 in 2 out	2 in 0 out
Retail	84.4m^2	5.6 trips per 100m^2	4.7 (5)	3 in 2 out	2 in 3 out
Sub Total	**-**	**-**	**7**	**3 in 4 out**	**4 in 3 out**
Existing Development					
Office	231.0m^2	2 per 100m^2	4.6 (5)	5 in 0 out	0 in 5 out
Retail	254.4m^2	5.6 trips per 100m^2	8.1 (8)	4 in 4 out	4 in 4 out
Subtotal	**-**	**-**	**13**	**9 in 4 out**	**4 in 9 out**
Net Traffic Generation	**-**	**-**	**-6**	**-6 in 0 out**	**0 in -6 out**

Note: (1) Assumes 20% inbound & 80% outbound during AM peak for residential: Vice versa for PM.
(2) Assumes 50% inbound & 50% outbound during AM peak for retail: Vice versa for PM.
(3) Assumes 90% inbound & 10% outbound during AM peak for office: Vice versa for PM.

As shown, the maximum traffic generation associated with the proposed development is in the order of **7** vehicle trips, equating to approximately one (1) vehicle trip every 8.5 minutes. The maximum traffic generation of the existing development is in the order of **13** vehicle trips which is a numerical surplus of six (6) vehicle trips on top of the proposed development. Therefore, the proposed development is expected to reduce the traffic generation of the site from the existing conditions.

Therefore, the proposed development will have no adverse effects on any nearby intersections in terms of traffic flow efficiency and road safety considerations.

5 CONCLUSION

In view of the foregoing, the subject Mixed Use Development proposal at 14 Cross Street, Double Bay (as depicted in **Annexure A**) is fully supportable in terms of its traffic and parking impacts. The following outcomes of this traffic impact assessment are relevant to note:

- The proposal includes a total of 6 residential car parking spaces, the provision of 6 residential car parking spaces within the proposed development satisfies the residential component of the development and the reduction in scale of the commercial component of the development has a net improvement to the local on-street parking supply.

- Council's DCP requires the provision of six (6) bicycle parking spaces and seven (7) have been provided onsite resulting in compliance with Council's requirements.

- The existing site does not provide any motorcycle parking spaces and neither does the proposed plans. Therefore, the demand for on-street motorcycle parking will not change under the proposed plans. It is noted that a motorcycle parking space could be located on street to the east of the proposed driveway.

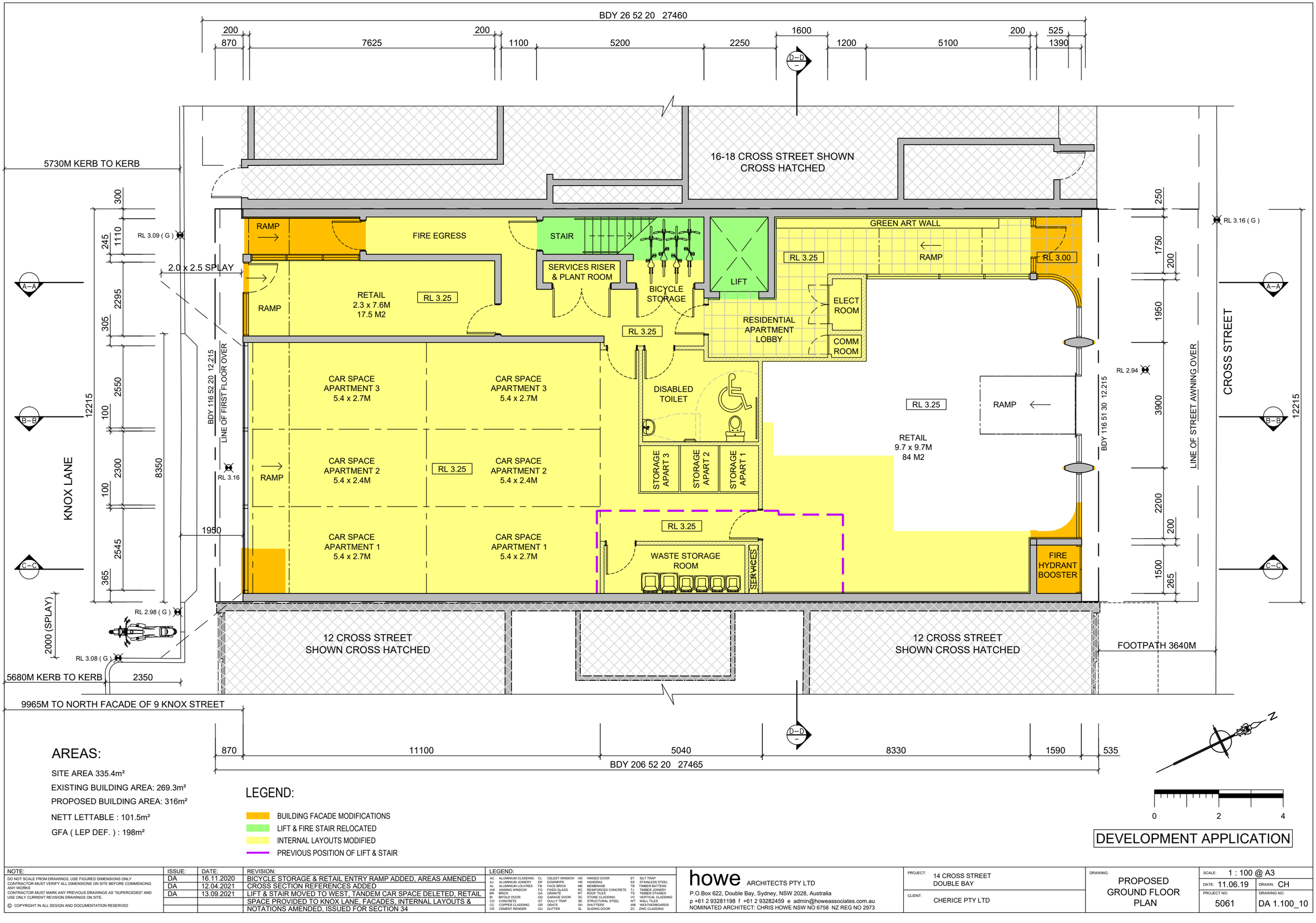
- Waste collection will be completed by Council's waste collection service along Knox Lane as per existing operations and courier vehicles can utilise on-street parking for deliveries as these types of deliveries will be infrequent.

- The parking areas of the site have been assessed against the relevant sections of AS2890.1 and have been found to generally satisfy the objectives of the standard. Swept path testing has been undertaken, with the results reproduced within **Annexure B**.

- The traffic generated by the development is minimal and when considering the existing traffic generation of the site, the proposed development is expected to reduce the traffic generation of the site. Therefore, the proposed development will not adversely affect the performance of nearby critical intersections or the existing road network, particularly in terms of Level of Service, traffic flow efficiency, residential amenity and road safety considerations.

ANNEXURE A: PROPOSED PLANS

(1 SHEET)



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 269.3m²

PROPOSED BUILDING AREA: 316m²

NETT LETTABLE : 101.5m²

GFA (LEP DEF.) : 198m²

LEGEND:

- BUILDING FACADE MODIFICATIONS
- LIFT & FIRE STAIR RELOCATED
- INTERNAL LAYOUTS MODIFIED
- PREVIOUS POSITION OF LIFT & STAIR

DEVELOPMENT APPLICATION

NOTE:

DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	16.11.2020	BICYCLE STORAGE & RETAIL ENTRY RAMP ADDED, AREAS AMENDED
DA	12.04.2021	CROSS SECTION REFERENCES ADDED
DA	13.09.2021	LIFT & STAIR MOVED TO WEST, TANDEM CAR SPACE DELETED, RETAIL SPACE PROVIDED TO KNOX LANE, FACADES, INTERNAL LAYOUTS & NOTATIONS AMENDED, ISSUED FOR SECTION 34

LEGEND:

AC	ALUMINIUM CLADDING	CL	CSLEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

howe ARCHITECTS PTY LTD
P.O.Box 622, Double Bay, Sydney, NSW 2028, Australia
p +61 2 93281198 f +61 2 93282459 e admin@howeassociates.com.au
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY

CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED GROUND FLOOR PLAN

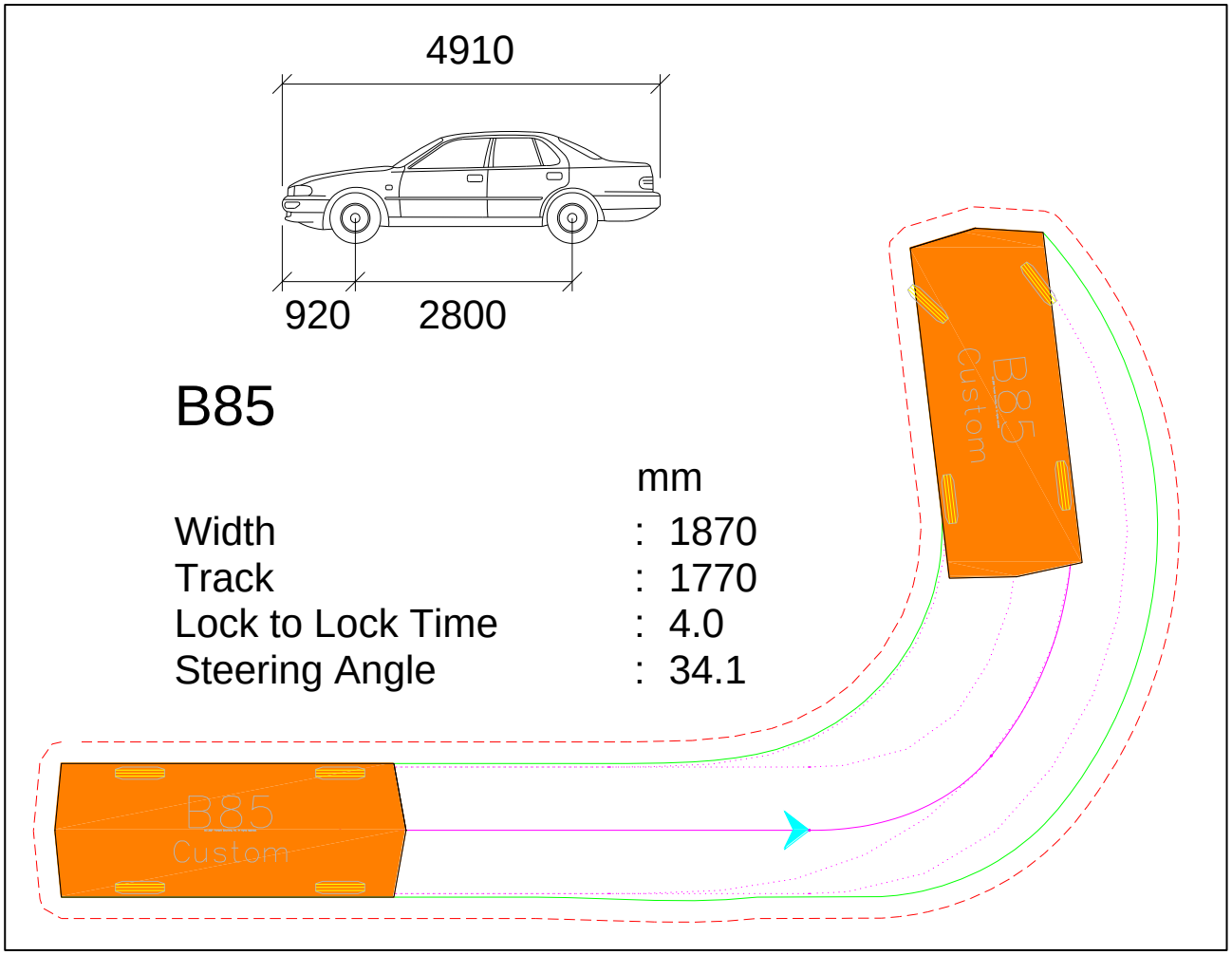
SCALE: 1 : 100 @ A3

DATE: 11.06.19 DRAWN: CH

PROJECT NO: 5061 DRAWING NO: DA 1.100_10

ANNEXURE B: SWEPT PATH TESTING

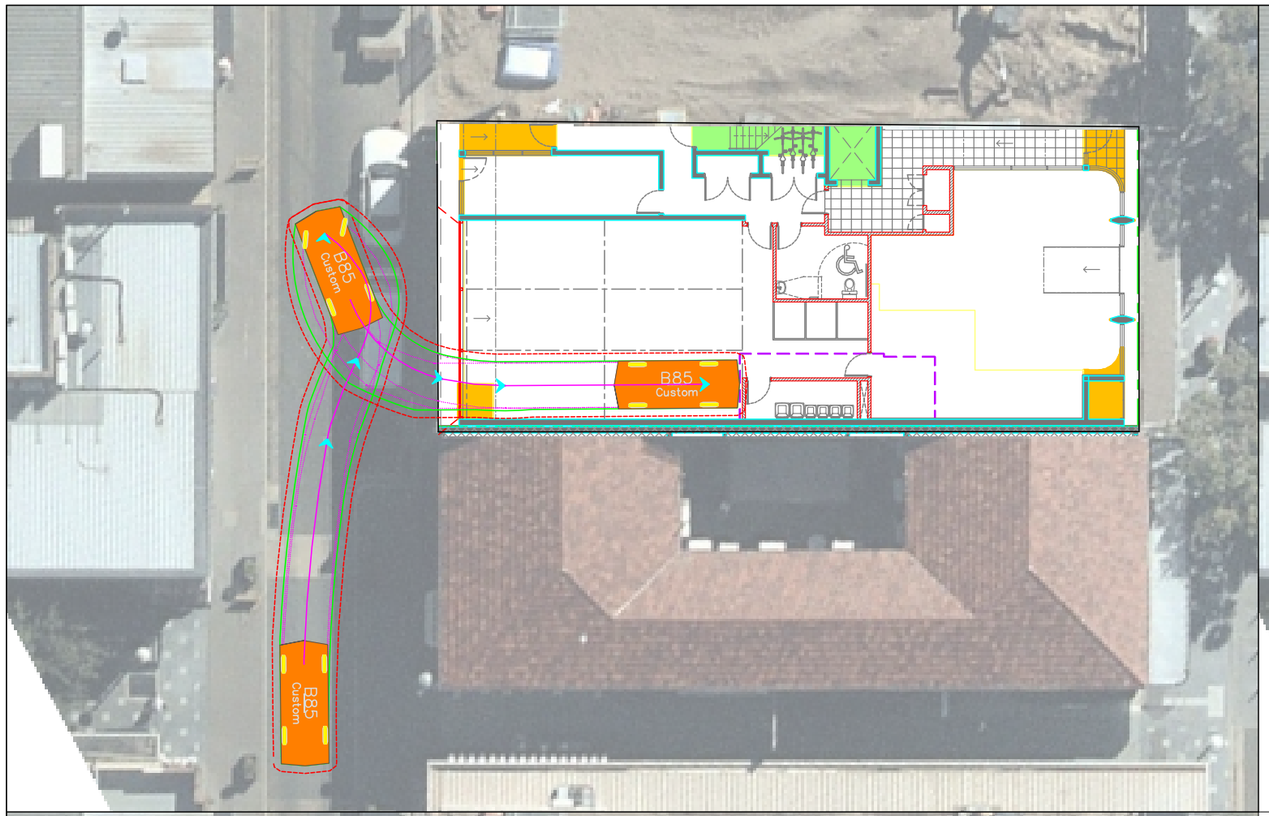
(5 SHEETS)

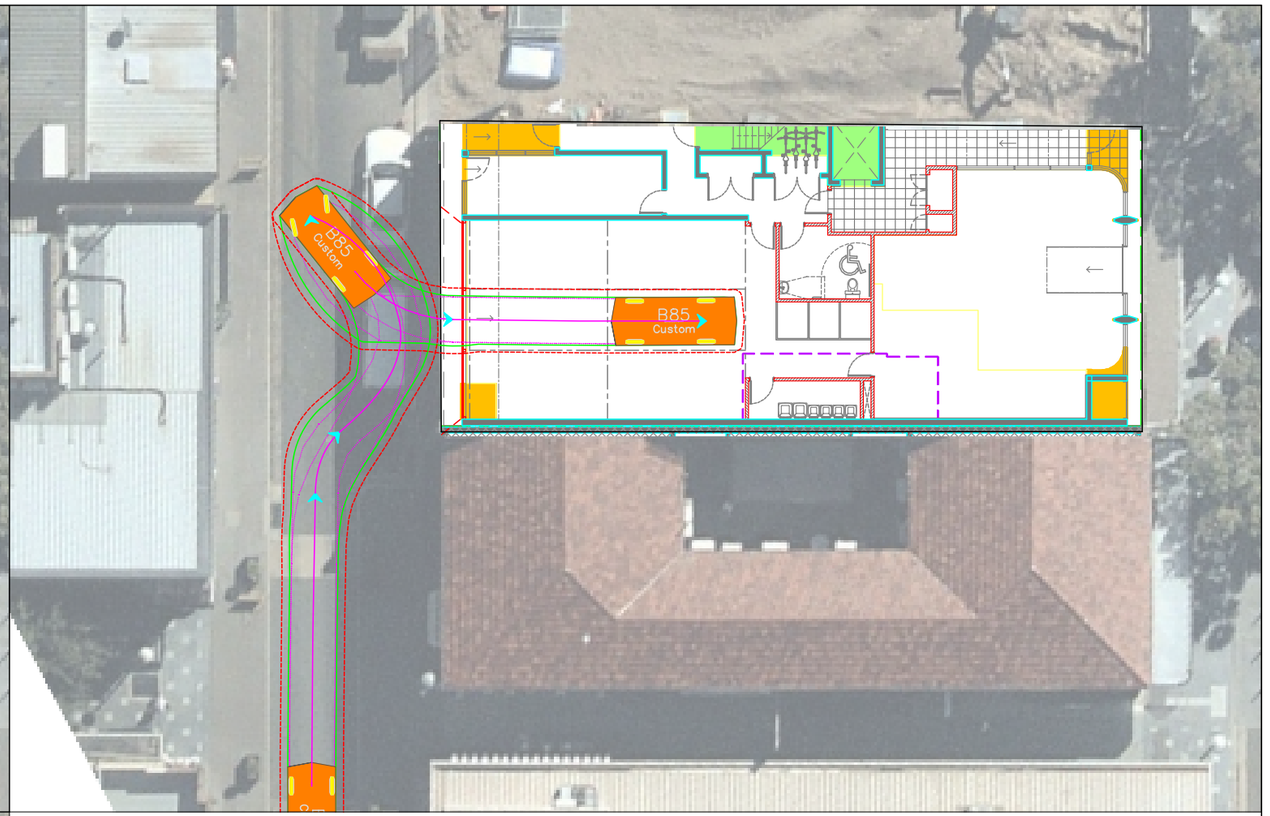


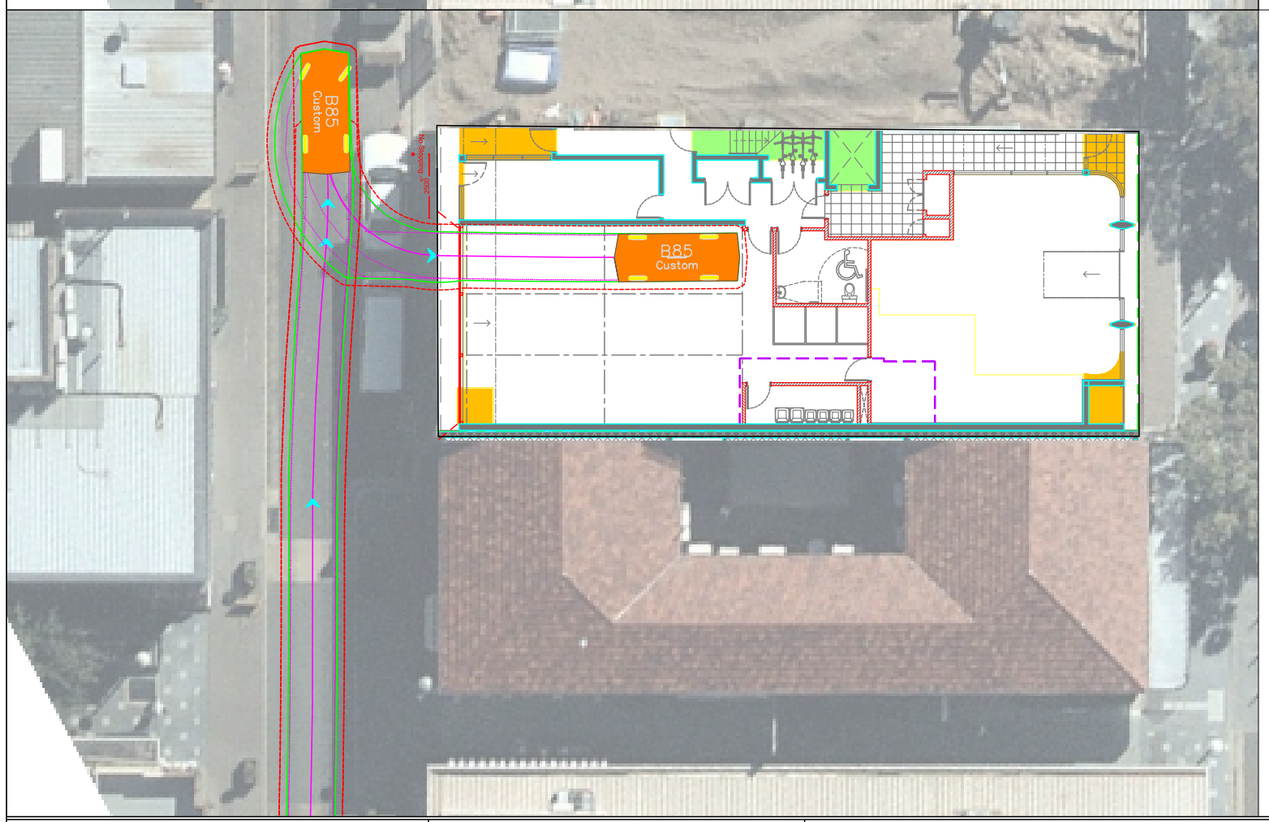
AUSTRALIAN STANDARD 85TH PERCENTILE SIZE VEHICLE (B85)

Dotted Purple – Tyre Path
Green – Vehicle Body
Red – 300mm Clearance

All tests performed at 5 km/h forwards and 2.5km/h reverse







MCLAREN TRAFFIC ENGINEERING
A division of RAMTRANS Australia Pty. Ltd.

Shop 7, 716-720 Old Princes Hwy, Sutherland NSW 2232
P : (02) 9521 - 7199
E : admin@mclarentraffic.com.au
www.mclarentraffic.com.au

CLIENT / Project:
Property Development Systems/Mixed-Use Development

Project Address:
14 Cross Street, Double Bay

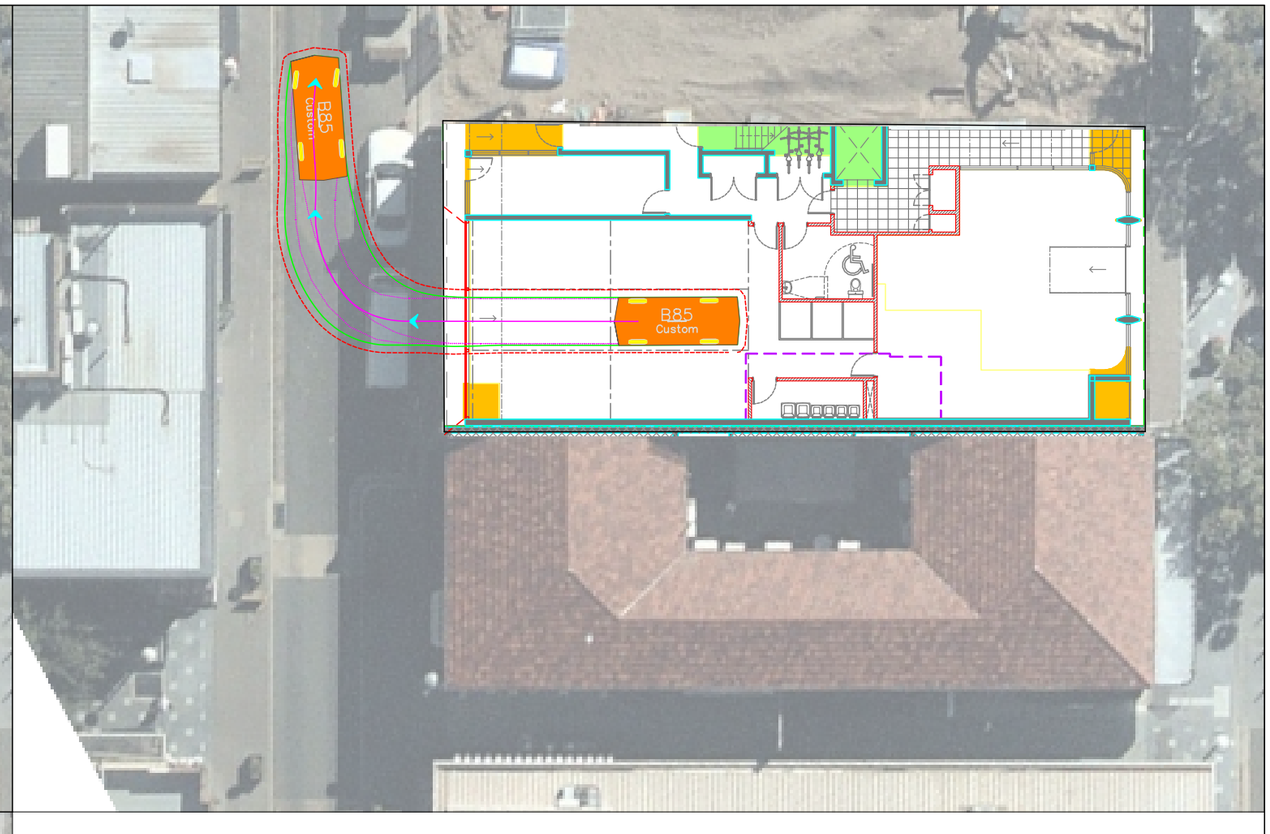
Notes:
CONCEPT PLAN ONLY.
NOT FOR CONSTRUCTION.

Tested Using:
*AutoTURN 10
*ZWCAD 2019

Drawing Title:
Swept Path Testing - Entry

Project No:	Drawing No:
2019/0142	2019-0142-01-01A

Revision	Date	Details
A	15/09/2021	



McLaren Traffic Engineering

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CLIENT / Project:
Property Development Systems/Mixed-Use Development

Project Address:
14 Cross Street, Double Bay

Notes:
CONCEPT PLAN ONLY.
NOT FOR CONSTRUCTION.

Tested Using:
*AutoTURN 10
*ZWCAD 2019

Drawing Title:
Swept Path Testing - Exit

Project No:	Drawing No:
2019/0142	2019-0142-01-02A

Revision	Date	Details
A	15/09/2021	

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1028436M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1028436M lodged with the consent authority or certifier on 25 September 2019 with application 355/2019.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Sunday, 21 November 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning, Industry & Environment

Project summary	
Project name	1906012_02
Street address	14 Cross Street DOUBLE BAY 2028
Local Government Area	Woollahra Municipal Council
Plan type and plan number	deposited 513005
Lot no.	2
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	3
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 35	Target 35

Certificate Prepared by
Name / Company Name: Building Sustainability
ABN (if applicable): 39109172545

Description of project

Project address	
Project name	1906012_02
Street address	14 Cross Street DOUBLE BAY 2028
Local Government Area	Woollahra Municipal Council
Plan type and plan number	deposited 513005
Lot no.	2
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	3
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	335
Roof area (m²)	126
Non-residential floor area (m²)	93.0
Residential car spaces	6
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	0.0
Common area garden (m²)	0.0
Area of indigenous or low water use species (m²)	-
Assessor details	
Assessor number	20824
Certificate number	0004185300
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 35	Target 35

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building, 3 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	3	198.9	0.0	14.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	3	198.9	0.0	14.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
3	4 or more bedrooms	304.9	0.0	37.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building

Common area	Floor area (m²)
Garage	102.0
Lobby	21.0

Common area	Floor area (m²)
Lift car (No.1)	-
Service Lobby	28.0

Common area	Floor area (m²)
Waste Storage	6.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building
    (a) Dwellings
        (i) Water
        (ii) Energy
        (iii) Thermal Comfort
    (b) Common areas and central systems/facilities
        (i) Water
        (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)
        (i) Water
        (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
3	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	no	3 star	3 star	7.5	no	outdoors	no	-	-	-
All other dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	no	3 star	3 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
3	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	5	4	yes	yes	yes	yes	0	no
All other dwellings	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	3	3	yes	yes	yes	yes	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
3	gas	yes	-	-	gas cooktop & electric oven	-	-	2.5 star	2.5 star	1.5 star	yes	no
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	-	2.5 star	2.5 star	1.5 star	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1	22.1	9.0
2	30.8	10.2
All other dwellings	35.8	24.0

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Garage	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Waste Storage	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Lobby	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Service Lobby	no mechanical ventilation	-	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 6

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 1.3 peak kW

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme — Class 2 summary
NatHERS Certificate No. 0004185300

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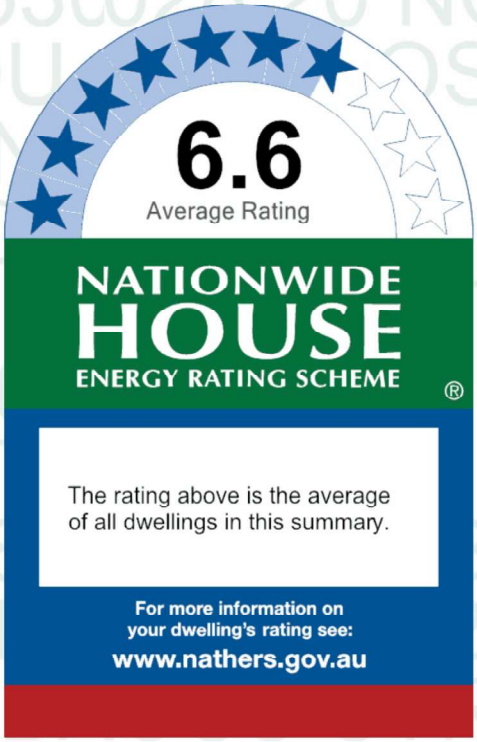

Property

Address 14 Cross Street , Double Bay , NSW , 2028

Lot/DP Lot 2 DP 513005

NatHERS climate zone 56

Accredited assessor

Rachel Clarke

Building Sustainability

rclarke@buildingsustainability.com.au

0294204414

Accreditation No. 20824

Assessor Accrediting Organisation ABSA

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=DwynhTJpb . When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m^2/p.a.)	Cooling load (MJ/m^2/p.a.)	Total load (MJ/m^2/p.a.)	Star rating
0006809743	1	22.08	9.04	31.13	7.6
0006809750	2	30.78	10.21	41.00	6.8
0006809768	3	35.76	24.03	59.79	5.4
Average		29.54	14.43	43.97	6.6

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated buildings are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Explanatory Notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0006809743

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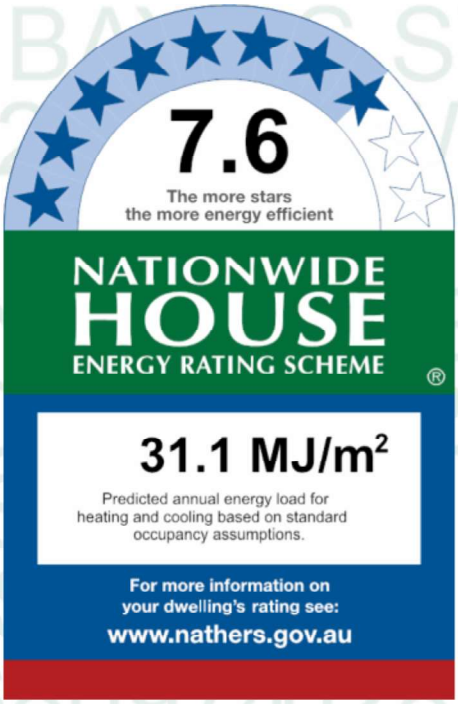

Property

Address	Unit 1, 14 Cross Street , Double Bay , NSW , 2028
Lot/DP	Lot 2 DP 513005
NCC Class*	2
Type	New Home

Plans

Main Plan	5061
Prepared by	GB

Construction and environment

Assessed floor area (m^2)*		**Exposure Type**
Conditioned*	198.9	Suburban
Unconditioned*	0.0	**NatHERS climate zone**
Total	198.9	56
Garage		

Thermal performance

Heating	Cooling
22.1 MJ/m^2	9.0 MJ/m^2

Accredited assessor

Name	Rachel Clarke
Business name	Building Sustainability
Email	rclarke@buildingsustainability.com.au
Phone	0294204414
Accreditation No.	20824
Assessor Accrediting Organisation	ABSA
Declaration of interest	No potential conflicts of interest to declare

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=sZqXTHQpz.
When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
bed 1	ALM-004-01 A	D04a	2700	2250	Sliding	45	SW	None
bed 1	ALM-004-01 A	D04b	2700	500	Other	00	SW	None
living/dining/kitchen	ALM-004-01 A	D03a	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-003-01 A	D03b	2700	1900	Other	80	NE	None
living/dining/kitchen	ALM-004-01 A	D03c	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-004-01 A	D02	2700	3450	Sliding	65	NE	None
living/dining/kitchen	ALM-004-01 A	D01a	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-003-01 A	D01b	2700	1900	Other	80	NE	None
living/dining/kitchen	ALM-004-01 A	D01c	2700	500	Other	00	NE	None
bed 3	ALM-004-01 A	D06a	2700	2250	Sliding	45	SW	None
bed 3	ALM-004-01 A	D06b	2700	500	Other	00	SW	None
bed 2	ALM-004-01 A	D05a	2700	2250	Sliding	45	SW	None
bed 2	ALM-004-01 A	D05b	2700	500	Other	00	SW	None

Roof window *type and performance*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

* Refer to glossary.

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-001	Concrete wall/Plasterboard	50	Medium		No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
bed 1	EW-001	2700	600	NW		No
bed 1	EW-001	2700	3500	SW	2750	Yes
living/dining/kitchen	EW-001	2700	11500	NE	3750	Yes
living/dining/kitchen	EW-001	2700	2800	SE		No
laundry	EW-001	2400	2200	SE		No
bath	EW-001	2400	3800	SE		No
bed 3	EW-001	2700	4000	SW	2750	Yes
bed 2	EW-001	2700	3750	SW	2750	Yes

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-001	Plasterboard/Concrete wall	180.39	
IW-002	Plasterboard/Concrete wall	99.69	

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
bed 1/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	14.50			Carpet 10 + rubber underlay 8
ensuite 1/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	6.40			Ceramic tile
hall 1/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	6.20			Carpet 10 + rubber underlay 8

* Refer to glossary.

Location	Construction	Area (m)	Sub-floor ventilation	Added insulation (R-value)	Covering
living/dining/kitchen/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	73.90			Carpet 10 + rubber underlay 8
living/dining/kitchen/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	21.10			Ceramic tile
laundry/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	6.50			Ceramic tile
bath/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	11.00			Ceramic tile
bed 3/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	26.20			Carpet 10 + rubber underlay 8
bed 2/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	14.20			Carpet 10 + rubber underlay 8
ensuite 2/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	5.10			Ceramic tile
WC/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	3.20			Ceramic tile
study/media room/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	10.60			Carpet 10 + rubber underlay 8

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Neighbour/bed 1	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/ensuite 1	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/hall 1	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/living/dining/kitchen	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/laundry	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/bath	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/bed 3	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/bed 2	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/ensuite 2	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/WC	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/study/media room	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
No Data Available				

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
No Data Available			

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

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The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary.

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0006809750

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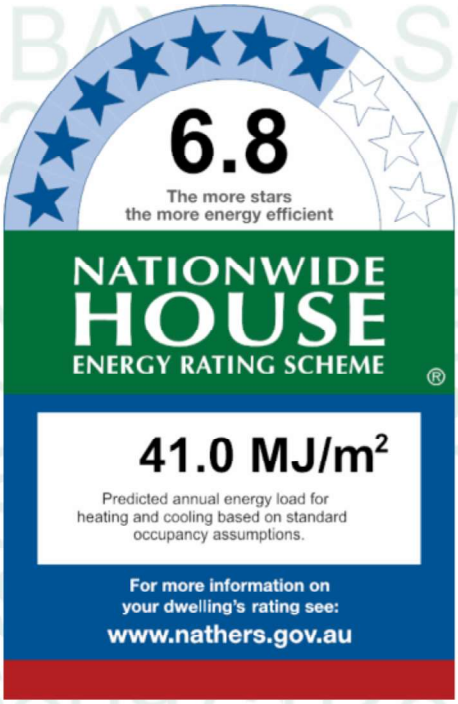

Property

Address	Unit 2, 14 Cross Street , Double Bay , NSW , 2028
Lot/DP	Lot 2 DP 513005
NCC Class*	2
Type	New Home

Plans

Main Plan	5061
Prepared by	GB

Construction and environment

Assessed floor area (m^2)*		**Exposure Type**
Conditioned*	198.9	Suburban
Unconditioned*	0.0	**NatHERS climate zone**
Total	198.9	56
Garage		

Thermal performance

Heating	Cooling
30.8	**10.2**
MJ/m^2	MJ/m^2

Accredited assessor

Name	Rachel Clarke
Business name	Building Sustainability
Email	rclarke@buildingsustainability.com.au
Phone	0294204414
Accreditation No.	20824
Assessor Accrediting Organisation	ABSA
Declaration of interest	No potential conflicts of interest to declare

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

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National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

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Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
bed 1	ALM-004-01 A	D04a	2700	2250	Sliding	45	SW	None
bed 1	ALM-004-01 A	D04b	2700	500	Other	00	SW	None
living/dining/kitchen	ALM-004-01 A	D03a	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-003-01 A	D03b	2700	1900	Other	80	NE	None
living/dining/kitchen	ALM-004-01 A	D03c	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-004-01 A	D02	2700	3450	Sliding	65	NE	None
living/dining/kitchen	ALM-004-01 A	D01a	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-003-01 A	D01b	2700	1900	Other	80	NE	None
living/dining/kitchen	ALM-004-01 A	D01c	2700	500	Other	00	NE	None
bed 3	ALM-004-01 A	D06a	2700	2250	Sliding	45	SW	None
bed 3	ALM-004-01 A	D06b	2700	500	Other	00	SW	None
bed 2	ALM-004-01 A	D05a	2700	2250	Sliding	45	SW	None
bed 2	ALM-004-01 A	D05b	2700	500	Other	00	SW	None

Roof window *type and performance*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

* Refer to glossary.

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-001	Concrete wall/Plasterboard	50	Medium		No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
bed 1	EW-001	2700	600	NW		No
bed 1	EW-001	2700	3500	SW	2750	Yes
living/dining/kitchen	EW-001	2700	11500	NE	3750	Yes
living/dining/kitchen	EW-001	2700	5600	SE		No
laundry	EW-001	2400	2200	SE		No
bath	EW-001	2400	3800	SE		No
bed 3	EW-001	2700	4000	SW	2750	Yes
bed 3	EW-001	2700	3400	SE		No
bed 2	EW-001	2700	3750	SW	2750	Yes

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-001	Plasterboard/Concrete wall	180.39	
IW-002	Plasterboard/Concrete wall	64.05	

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
bed 1/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	14.50			Carpet 10 + rubber underlay 8
ensuite 1/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	6.40			Ceramic tile

* Refer to glossary.

Location	Construction	Area (m)	Sub-floor ventilation	Added insulation (R-value)	Covering
hall 1/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	6.20			Carpet 10 + rubber underlay 8
living/dining/kitchen/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	73.90			Carpet 10 + rubber underlay 8
living/dining/kitchen/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	21.10			Ceramic tile
laundry/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	6.50			Ceramic tile
bath/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	11.00			Ceramic tile
bed 3/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	26.20			Carpet 10 + rubber underlay 8
bed 2/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	14.20			Carpet 10 + rubber underlay 8
ensuite 2/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	5.10			Ceramic tile
WC/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	3.20			Ceramic tile
study/media room/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	10.60			Carpet 10 + rubber underlay 8

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Neighbour/bed 1	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/ensuite 1	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/hall 1	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/living/dining/kitchen	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/laundry	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/bath	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/bed 3	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/bed 2	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
Neighbour/ensuite 2	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/WC	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
Neighbour/study/media room	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
No Data Available				

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
as_ROOF-B013.rof #2016 © Concrete slab 200mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under	R2.0	50	Medium

* Refer to glossary.

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0006809768

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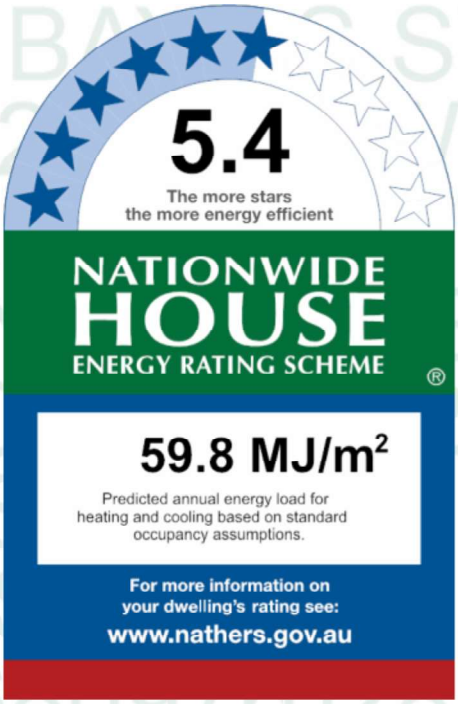

Property

Address	Unit 3, 14 Cross Street , Double Bay , NSW , 2028
Lot/DP	Lot 2 DP 513005
NCC Class*	2
Type	New Home

Plans

Main Plan	5061
Prepared by	GB

Construction and environment

Assessed floor area (m^2)*		**Exposure Type**
Conditioned*	304.9	Open
Unconditioned*	0.0	**NatHERS climate zone**
Total	304.9	56
Garage		

Thermal performance

Heating	Cooling
35.8	**24.0**
MJ/m^2	MJ/m^2

Accredited assessor

Name	Rachel Clarke
Business name	Building Sustainability
Email	rclarke@buildingsustainability.com.au
Phone	0294204414
Accreditation No.	20824
Assessor Accrediting Organisation	ABSA
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Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
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Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
study	ALM-004-01 A	D04a	2700	1900	Sliding	45	SW	None
study	ALM-004-01 A	D04b	2700	450	Other	00	SW	None
living/dining/kitchen	ALM-004-01 A	D03a	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-003-01 A	D03b	2700	1900	Other	80	NE	None
living/dining/kitchen	ALM-004-01 A	D03c	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-004-01 A	D02	2700	3450	Sliding	65	NE	None
living/dining/kitchen	ALM-004-01 A	D01a	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-003-01 A	D01b	2700	1900	Other	80	NE	None
living/dining/kitchen	ALM-004-01 A	D01c	2700	500	Other	00	NE	None
living/dining/kitchen	ALM-004-01 A	W02	2700	3450	Other	00	NE	None
bed 1	ALM-004-01 A	D06a	2700	1900	Sliding	45	SW	None
bed 1	ALM-004-01 A	D06b	2700	450	Other	00	SW	None
living/media	ALM-004-01 A	D05a	2700	2250	Sliding	45	SW	None
living/media	ALM-004-01 A	D05b	2700	500	Other	00	SW	None
bed 2	ALM-003-01 A	W04a	1800	450	Awning	45	SW	None
bed 2	ALM-004-01 A	W04b	1800	1350	Other	00	SW	None
bed 2	ALM-003-01 A	W04c	1800	450	Awning	45	SW	None
library	ALM-004-01 A	W03a	400	2900	Other	00	NE	None
library	ALM-003-01 A	W03b	2300	500	Awning	45	NE	None
library	ALM-004-01 A	W03c	2300	1900	Other	00	NE	None
library	ALM-003-01 A	W03d	2300	500	Awning	45	NE	None
bed 4 (master)	ALM-004-01 A	W01a	400	2900	Other	00	NE	None
bed 4 (master)	ALM-003-01 A	W01b	2300	500	Awning	45	NE	None
bed 4 (master)	ALM-004-01 A	W01c	2300	1900	Other	00	NE	None
bed 4 (master)	ALM-003-01 A	W01d	2300	500	Awning	45	NE	None
bed 4 (master)	ALM-004-01 A	W07	2100	600	Other	00	SE	None
bed 4 (master)	ALM-004-01 A	W08	2100	600	Other	00	SE	None
bed 4 (master)	ALM-004-01 A	W09	2100	600	Other	00	SE	None
bed 3	ALM-004-01 A	W10	2100	600	Other	00	SE	None
bed 3	ALM-004-01 A	W11	2100	600	Other	00	SE	None
bed 3	ALM-003-01 A	W06a	1800	450	Awning	45	SW	None
bed 3	ALM-004-01 A	W06b	1800	1350	Other	00	SW	None
bed 3	ALM-003-01 A	W06c	1800	450	Awning	60	SW	None
bed 3 ensuite	ALM-003-01 A	W05b	1800	600	Awning	45	SW	None
bed 2 ensuite	ALM-003-01 A	W05a	1800	600	Awning	45	SW	None

* Refer to glossary.

Roof window *type and performance*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.6	0.24	0.23	0.25

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
stairs and landings	VEL-011-01 W	SKa	0	1844	1844	NE	None	None
stairs and landings	VEL-011-01 W	SKb	0	1844	1844	SW	None	None

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-001	Concrete wall/Plasterboard	50	Medium		No

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
study	EW-001	2700	3700	SW	1350	Yes
living/dining/kitchen	EW-001	2700	700	NE		No
living/dining/kitchen	EW-001	2700	10100	NE	200	Yes
living/dining/kitchen	EW-001	2700	700	NE		No
living/dining/kitchen	EW-001	2700	7800	SE		No
living/dining/kitchen	EW-001	3200	3450	NE	600	Yes
laundry	EW-001	2400	2300	SE		No
ensuite 1	EW-001	2400	2400	SE		No
bed 1	EW-001	2700	3600	SE		No
bed 1	EW-001	2700	3600	SW	1350	Yes
living/media	EW-001	2770	1000	SE	3600	Yes
living/media	EW-001	2700	3750	SW	400	Yes
living/media	EW-001	2770	1000	NW	3600	Yes
bed 2	EW-001	2700	600	SW		No
bed 2	EW-001	2200	2250	SW	400	Yes
bed 2	EW-001	500	2250	SW	400	Yes
bed 2	EW-001	2700	650	SW		No
stairs and landings	EW-001	1000	2250	NW		No
stairs and landings	EW-001	900	2700	NE		No
stairs and landings	EW-001	1000	2250	SE		No
stairs and landings	EW-001	900	2700	SW		No
library	EW-001	2700	700	NE		No
library	EW-001	2700	3200	NE	600	Yes
library	EW-001	2700	2000	NW		No
bed 4 (master)	EW-001	2700	3200	NE	600	Yes
bed 4 (master)	EW-001	2700	700	NE		No
bed 4 (master)	EW-001	2700	8250	SE		No
master ensuite	EW-001	2400	3900	SE		No
bed 3	EW-001	2700	3600	SE		No
bed 3	EW-001	2700	600	SW		No
bed 3	EW-001	2200	2250	SW	400	Yes
bed 3	EW-001	500	2250	SW	400	Yes
bed 3	EW-001	2700	650	SW		No
bed 3 ensuite	EW-001	2400	1850	SW		No
bed 2 ensuite	EW-001	2400	1850	SW		No

* Refer to glossary.

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-001	Plasterboard/Concrete wall	277.07	
IW-002	Plasterboard/Concrete wall	116.37	
IW-003	Plasterboard	9.32	

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
study/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	14.20			Carpet 10 + rubber underlay 8
living/dining/kitchen/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	84.80			Carpet 10 + rubber underlay 8
living/dining/kitchen/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	18.10			Ceramic tile
laundry/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	5.50			Ceramic tile
ensuite 1/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	5.70			Ceramic tile
bed 1/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	12.80			Carpet 10 + rubber underlay 8
living/media/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	18.10			Carpet 10 + rubber underlay 8
guest toilet/Neighbour	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	5.20			Ceramic tile
hall/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	6.30			Carpet 10 + rubber underlay 8
bed 2/Neighbour	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	13.50			Carpet 10 + rubber underlay 8
stairs and landings/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	21.10			Carpet 10 + rubber underlay 8
stairs and landings/guest toilet	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	5.20			Carpet 10 + rubber underlay 8
stairs and landings/hall	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	2.30			Carpet 10 + rubber underlay 8
bridge/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	6.80			Carpet 10 + rubber underlay 8
library/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	21.10			Carpet 10 + rubber underlay 8
bed 4 (master)/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	32.10			Carpet 10 + rubber underlay 8
bed 4 (master)/laundry	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	1.90			Carpet 10 + rubber underlay 8
bed 4 (master)/hall	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	2.40			Carpet 10 + rubber underlay 8

Location	Construction	Area (m)	Sub-floor ventilation	Added insulation (R-value)	Covering
master ensuite/laundry	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	3.30			Ceramic tile
master ensuite/living/dining/kitchen	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	0.10			Ceramic tile
master ensuite/hall	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	1.00			Ceramic tile
master ensuite/ensuite 1	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	5.70			Ceramic tile
bed 3/bed 1	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	12.80			Carpet 10 + rubber underlay 8
bed 3/living/media	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)	0.70			Carpet 10 + rubber underlay 8
bed 3 ensuite/living/media	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	6.70			Ceramic tile
bed 2 ensuite/living/media	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)	6.70			Ceramic tile

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
stairs and landings/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
bridge/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
library/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
bed 4 (master)/living/dining/kitchen	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
master ensuite/living/dining/kitchen	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
bed 4 (master)/laundry	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
master ensuite/laundry	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
master ensuite/ensuite 1	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
bed 3/bed 1	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
bed 3/living/media	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
bed 3 ensuite/living/media	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
bed 2 ensuite/living/media	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No
stairs and landings/guest toilet	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
stairs and landings/hall	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
bed 4 (master)/hall	as_FLOR-B006 #1001 © 200mm Concrete Floor slab with carpet-underfelt(no insul)		No
master ensuite/hall	as_FLOR-B006 #1005 © 200mm Concrete Floor slab with ceramic tiles (no insul)		No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
No Data Available				

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
as_ROOF-B013.rof #2016 © Concrete slab 200mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under	R2.0	50	Medium
as_ROOF-B013.rof #2046 © Concrete slab 200mm - WP Membrane surface - R2.0 insulation under slab - Susp. Ceiling under	R2.0	50	Medium
as_ROOF-B021 #1102 © 500mm Soil over 200mm concrete slab roof + plasterb'd ceiling under		50	Medium
mod as_ROOF-B071 #1001 © 450mm water over 200mm conc roof + R3.5 insul and plasterb'd ceiling under	R2.0	50	Medium
as_ROOF-A031 #1001 © 22.5 deg 22.5 deg Colourbond steel roof with no ceiling under		50	Medium

* Refer to glossary.

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

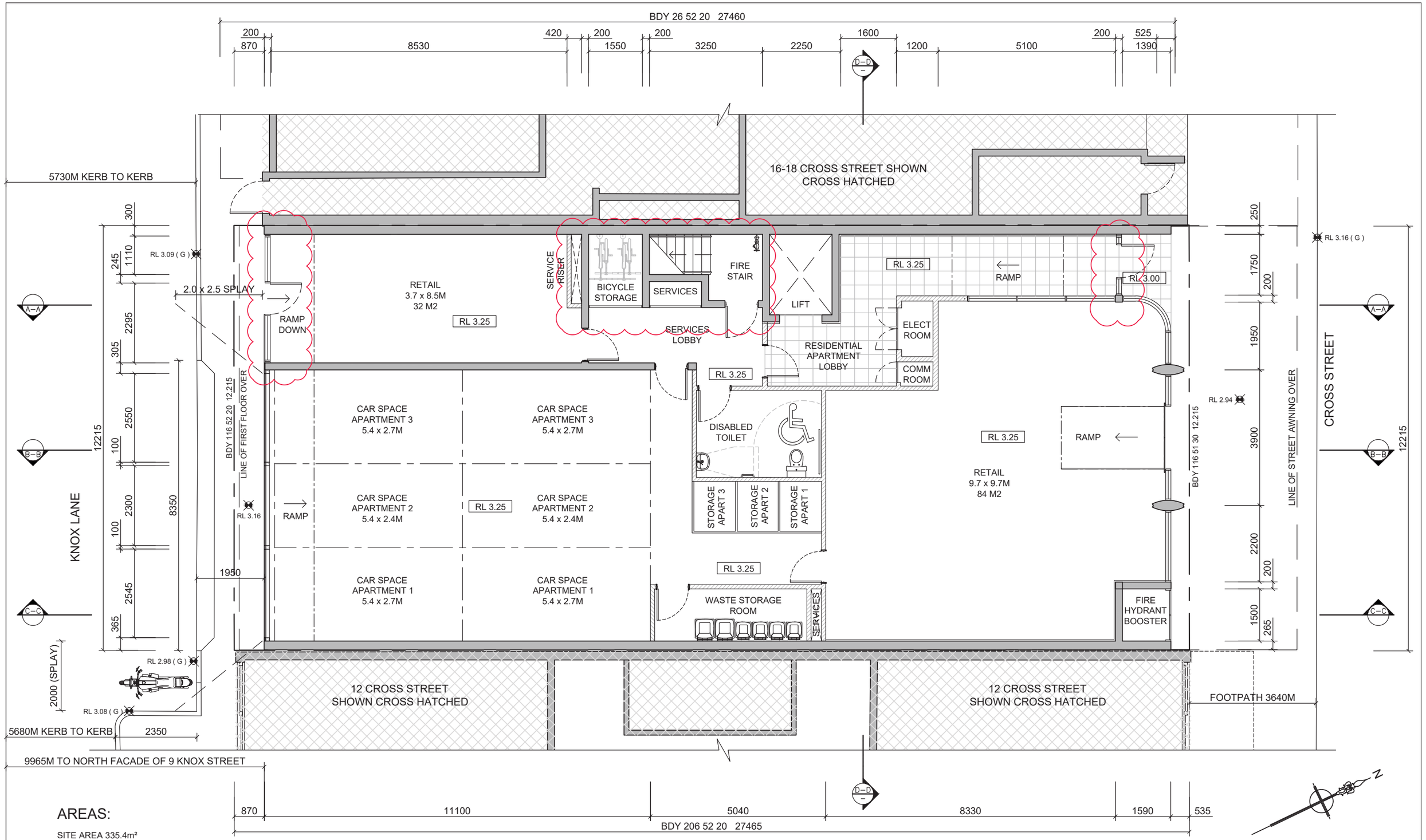
The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 269.3m²

PROPOSED BUILDING AREA: 316m²

NETT LETTABLE : 116m²

GFA (LEP DEF.) : 152m²

0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
6.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
hstar.com.au

ABSA Australian Building Sustainability Association
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature

DEVELOPMENT APPLICATION

NOTE:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
INFO	12.10.2021	KNOX LANE FIRE EGRESS DELETED & RETAIL SPACE INCREASED, FIRE STAIR, SERVICES & RESIDENTIAL LOBBY AMENDED
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CEILEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

howe ARCHITECTS PTY LTD
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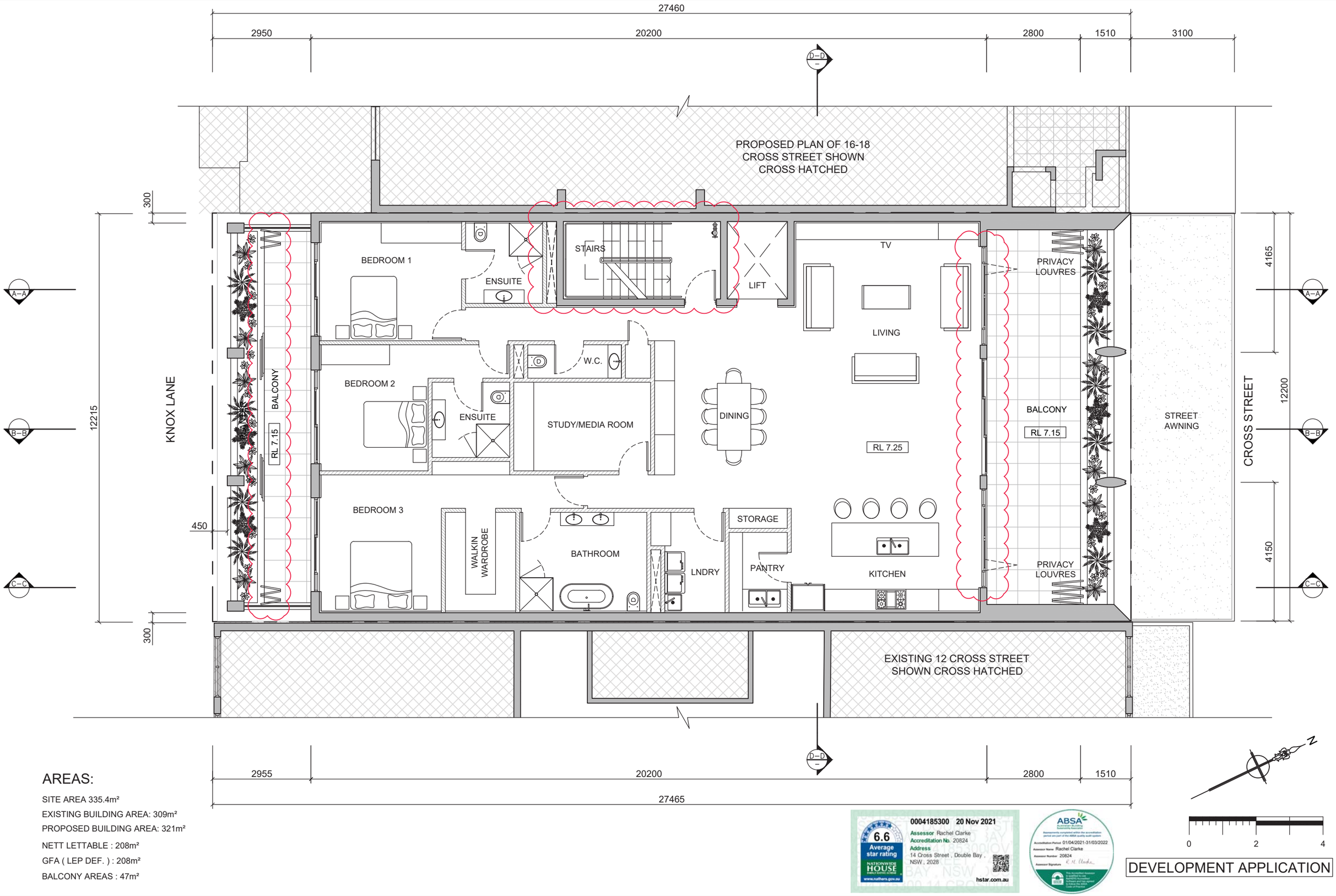
p +61 2 93281198 f +61 2 93282459 e admin@howeassociates.com.au
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED GROUND FLOOR PLAN

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: CH
PROJECT NO: 5061
DRAWING NO: DA 1.100_12



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 309m²

PROPOSED BUILDING AREA: 321m²

NETT LETTABLE : 208m²

GFA (LEP DEF.) : 208m²

BALCONY AREAS : 47m²

6.6 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
hstar.com.au

ABSA Australasian Building Sustainability Association
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature

DEVELOPMENT APPLICATION

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ISSUE:	DATE:	REVISION:
DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

howe ARCHITECTS PTY LTD
P.O.Box 622, Double Bay, Sydney, NSW 2028, Australia
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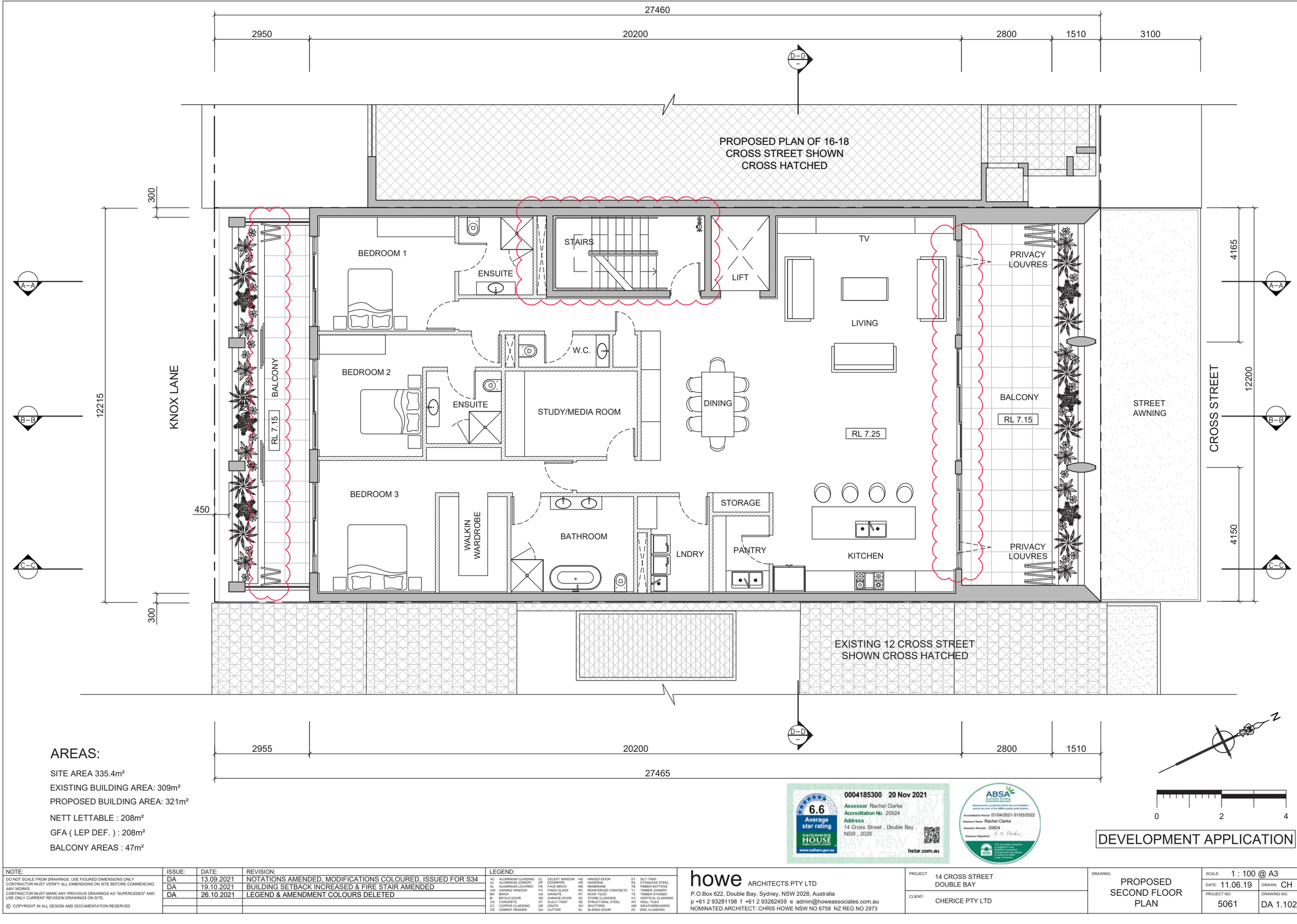
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED FIRST FLOOR PLAN

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: CH
PROJECT NO: 5061
DRAWING NO: DA 1.101_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 309m²

PROPOSED BUILDING AREA: 321m²

NETT LETTABLE : 208m²

GFA (LEP DEF.) : 208m²

BALCONY AREAS : 47m²

DEVELOPMENT APPLICATION

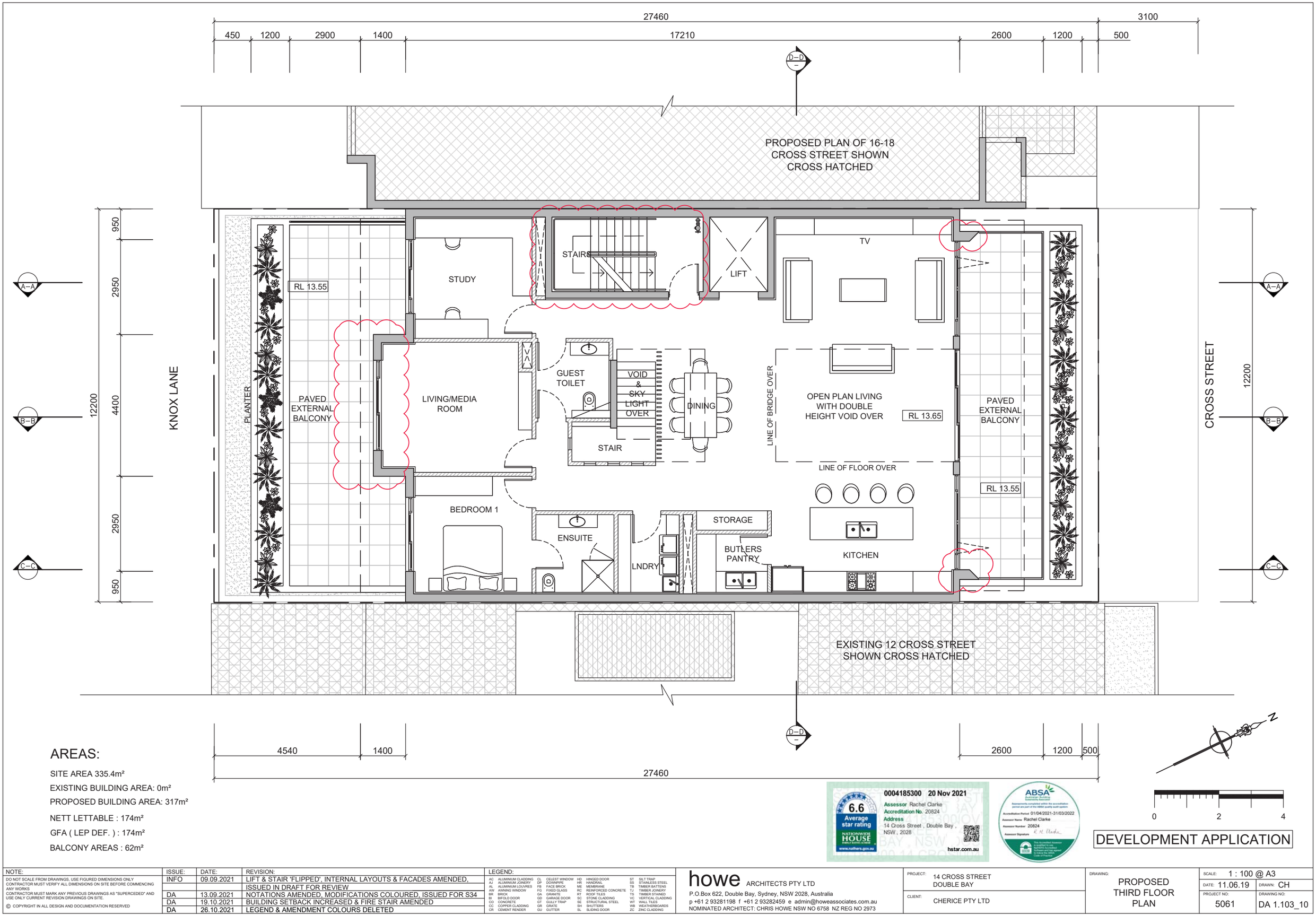
NOTE:	ISSUE:	DATE:	REVISION:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.	DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
	DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
	DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE
BR	BRICK	GA	GRANITE	RT	ROOF TILES
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR
ST	SILT TRAP				
SS	STAINLESS STEEL				
TB	TIMBER BATTENS				
TJ	TIMBER JOINERY				
TS	TIMBER STAINED				
VC	VERTICAL CLADDING				
WT	WALL TILES				
WB	WEATHERBOARDS				
ZC	ZINC CLADDING				

howe ARCHITECTS PTY LTD
P.O.Box 622, Double Bay, Sydney, NSW 2028, Australia
p +61 2 93281198 f +61 2 93282459 e admin@howeassociates.com.au
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT:	14 CROSS STREET DOUBLE BAY
CLIENT:	CHERICE PTY LTD
DRAWING:	PROPOSED SECOND FLOOR PLAN
SCALE:	1 : 100 @ A3
DATE:	11.06.19
DRAWN:	CH
PROJECT NO:	5061
DRAWING NO:	DA 1.102_09



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 317m²

NETT LETTABLE : 174m²

GFA (LEP DEF.) : 174m²

BALCONY AREAS : 62m²

DEVELOPMENT APPLICATION

NOTE:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
INFO	09.09.2021	LIFT & STAIR 'FLIPPED', INTERNAL LAYOUTS & FACADES AMENDED,
		ISSUED IN DRAFT FOR REVIEW
DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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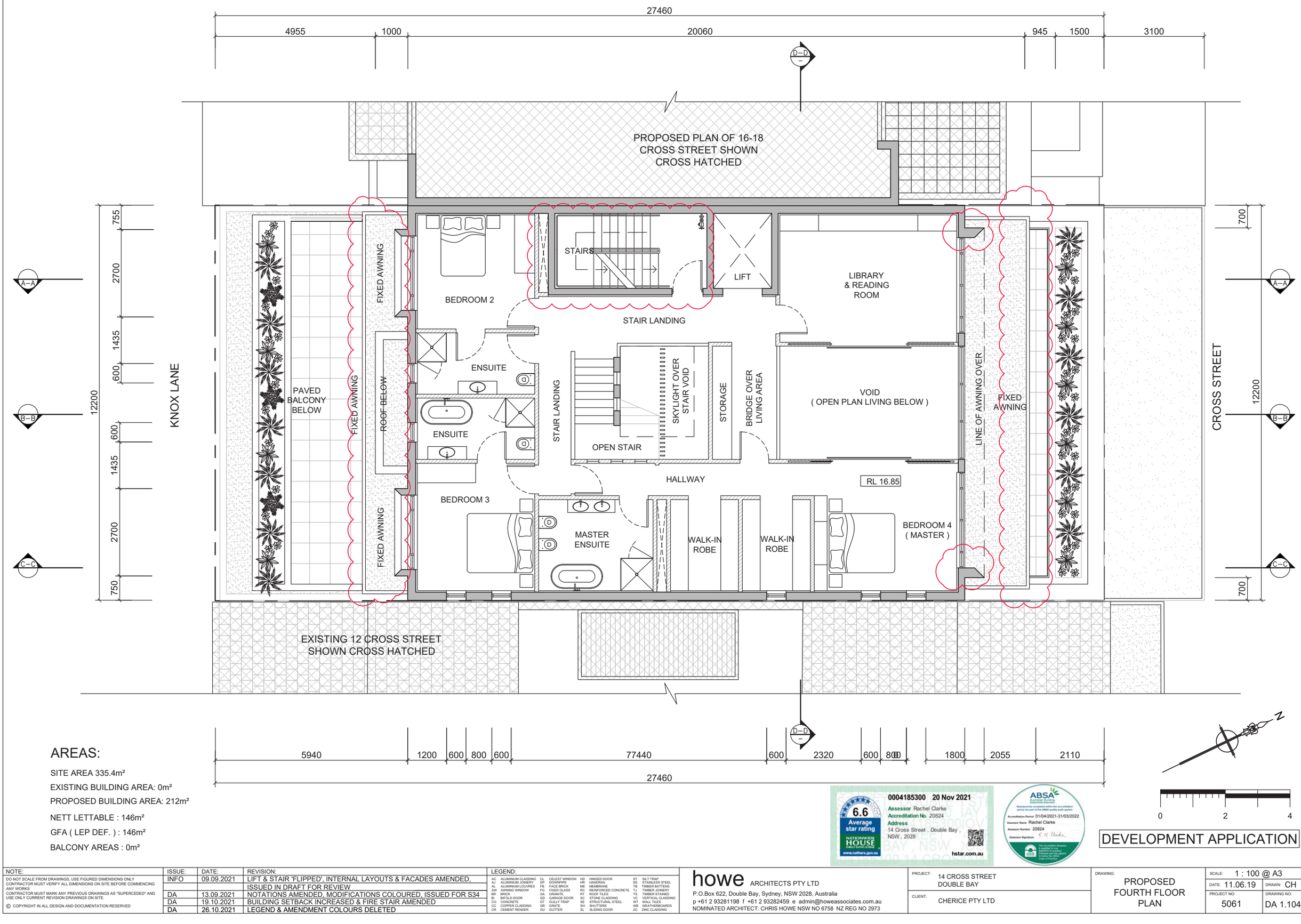
P.O.Box 622, Double Bay, Sydney, NSW 2028, Australia
p +61 2 93281198 f +61 2 93282459 e admin@howeassociates.com.au
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD
DRAWING: PROPOSED THIRD FLOOR PLAN

SCALE:	1 : 100 @ A3
DATE:	11.06.19
DRAWN:	CH
PROJECT NO:	5061
DRAWING NO:	DA 1.103_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 212m²

NETT LETTABLE : 146m²

GFA (LEP DEF.) : 146m²

BALCONY AREAS : 0m²

6.6 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
hstar.com.au

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature R. H. Clarke
This Accredited Assessor is qualified to use NABERS Accredited Software and has agreed to the NABERS Code of Practice

DEVELOPMENT APPLICATION

NOTE:	ISSUE:	DATE:	REVISION:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS. CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.	INFO	09.09.2021	LIFT & STAIR 'FLIPPED', INTERNAL LAYOUTS & FACADES AMENDED, ISSUED IN DRAFT FOR REVIEW
	DA	13.09.2021	NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR S34
	DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
	DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP		
AJ	ALUMINIUM JONERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL		
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS		
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JONERY		
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED		
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING		
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES		
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS		
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING		

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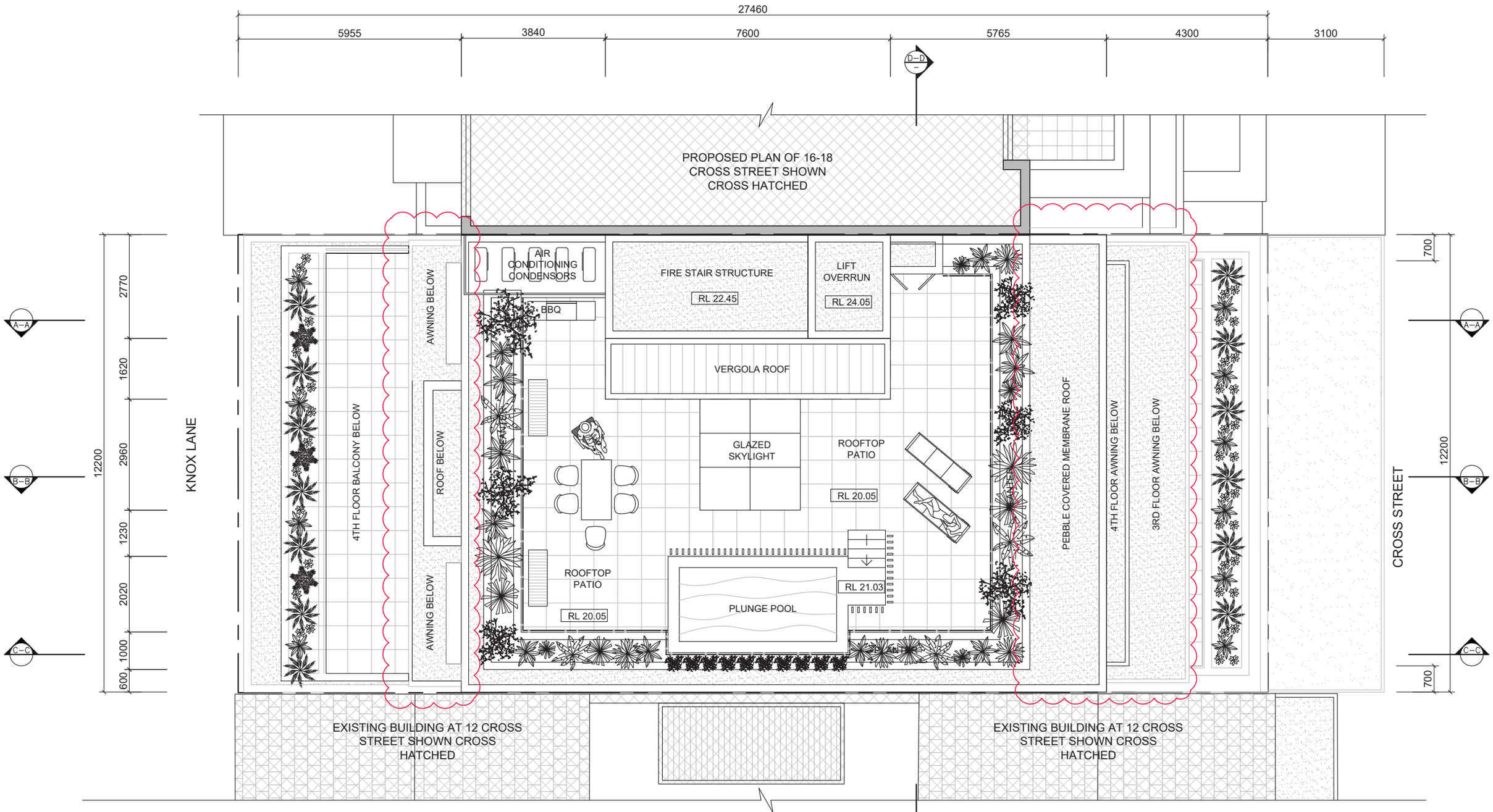
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT:	14 CROSS STREET DOUBLE BAY
CLIENT:	CHERICE PTY LTD
DRAWING:	PROPOSED FOURTH FLOOR PLAN
SCALE:	1 : 100 @ A3
DATE:	11.06.19
DRAWN:	CH
PROJECT NO:	5061
DRAWING NO:	DA 1.104_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 210m²

NETT LETTABLE : 0m²

GFA (LEP DEF.) : 0m²

0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
6.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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ABSA Australian Building Sustainability Association
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Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature
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DEVELOPMENT APPLICATION

NOTE:	ISSUE:	DATE:	REVISION:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.	DA	13.09.2021	PLANTERS, TERRACE LAYOUT & NOTATIONS AMENDED, MODIFICATIONS COLOURED, ISSUED FOR SECTION 34
	DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
	DA	26.10.2021	NOTATIONS AMENDED, LEGEND & COLOURS REMOVED

LEGEND:

AC ALUMINIUM CLADDING	CL GELEST WINDOW	HD HINGED DOOR	ST SILT TRAP
AJ ALUMINIUM JOINERY	DP DOWNPIPE	HR HANDRAIL	SS STAINLESS STEEL
AL ALUMINIUM LOUVRES	FB FACE BRICK	ME MEMBRANE	TB TIMBER BATTENS
AW AWNING WINDOW	FG FIXED GLASS	RC REINFORCED CONCRETE	TJ TIMBER JOINERY
BR BRICK	GA GRANITE	RT ROOF TILES	TS TIMBER STAINED
BI BIFOLD DOOR	GD GARAGE DOOR	SC STONE CLADDING	VC VERTICAL CLADDING
CO CONCRETE	GT GULLY TRAP	SE STRUCTURAL STEEL	WT WALL TILES
CC COPPER CLADDING	GR GRATE	SH SHUTTERS	WB WEATHERBOARDS
CR CEMENT RENDER	GU GUTTER	SL SLIDING DOOR	ZC ZINC CLADDING

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY

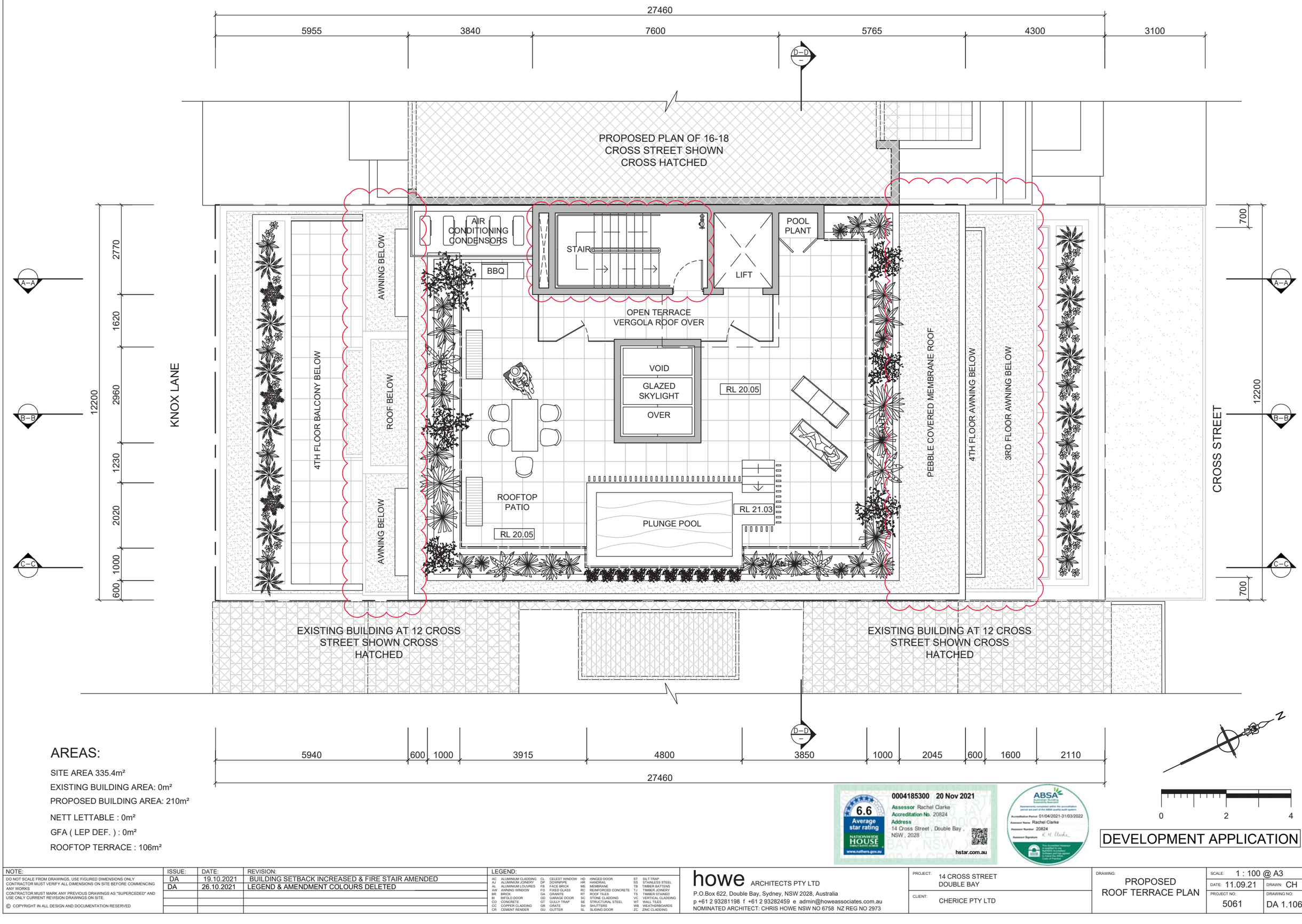
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED ROOF PLAN

SCALE: 1 : 100 @ A3

DATE: 11.06.19 DRAWN: GB

PROJECT NO: 5061 DRAWING NO: DA 1.105_10



AREAS:

SITE AREA 335.4m²

EXISTING BUILDING AREA: 0m²

PROPOSED BUILDING AREA: 210m²

NETT LETTABLE : 0m²

GFA (LEP DEF.) : 0m²

ROOFTOP TERRACE : 106m²

0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address
14 Cross Street , Double Bay , NSW , 2028
hstar.com.au

ABSA
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature

DEVELOPMENT APPLICATION

NOTE:	ISSUE:	DATE:	REVISION:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.	DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
	DA	26.10.2021	LEGEND & AMENDMENT COLOURS DELETED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE
BR	BRICK	GA	GRANITE	RT	ROOF TILES
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR
ST	SILT TRAP				
SS	STAINLESS STEEL				
TB	TIMBER BATTENS				
TJ	TIMBER JOINERY				
TS	TIMBER STAINED				
VC	VERTICAL CLADDING				
WT	WALL TILES				
WB	WEATHERBOARDS				
ZC	ZINC CLADDING				

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT:	14 CROSS STREET DOUBLE BAY
CLIENT:	CHERICE PTY LTD
DRAWING:	PROPOSED ROOF TERRACE PLAN
SCALE:	1 : 100 @ A3
DATE:	11.09.21
DRAWN:	CH
PROJECT NO:	5061
DRAWING NO:	DA 1.106_02

1 – PROPOSED NORTH ELEVATION

1:100 @A3

0 2 4

DEVELOPMENT APPLICATION

NOTE:	ISSUE:	DATE:	REVISION:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.	DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
	DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CEILEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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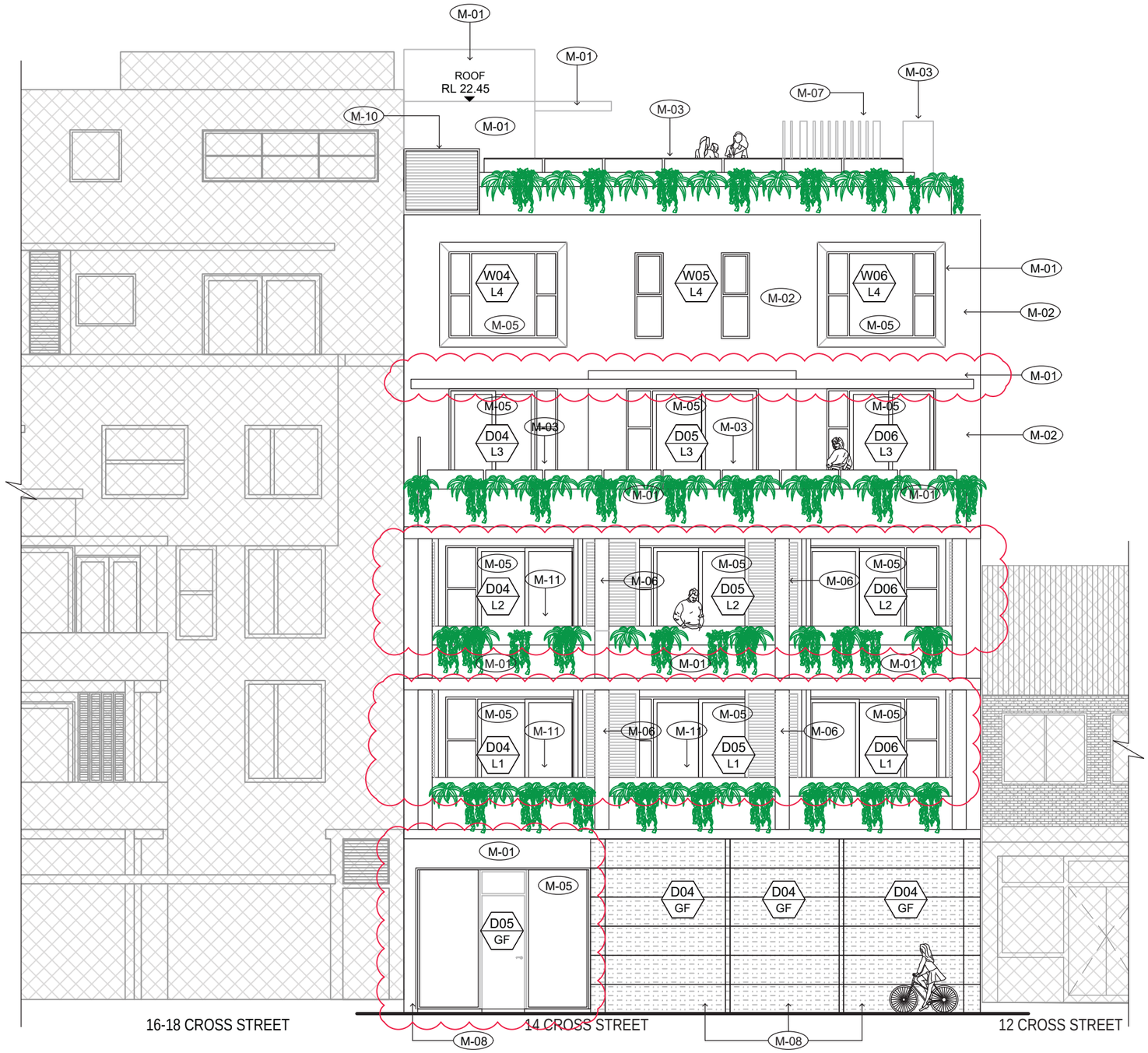
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT:	14 CROSS STREET DOUBLE BAY
CLIENT:	CHERICE PTY LTD
DRAWING:	PROPOSED NORTH ELEVATION
SCALE:	1 : 100 @ A3
DATE:	16.05.19
DRAWN:	GO
PROJECT NO:	5061
DRAWING NO:	DA 2.100-08



1 / – PROPOSED SOUTH ELEVATION

1:100 @A3

0 2 4

DEVELOPMENT APPLICATION

6.6 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
hstar.com.au

ABSA Australian Building Sustainability Association
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature

NOTE:
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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	NOTATIONS AMENDED, LEGEND & COLOURS REMOVED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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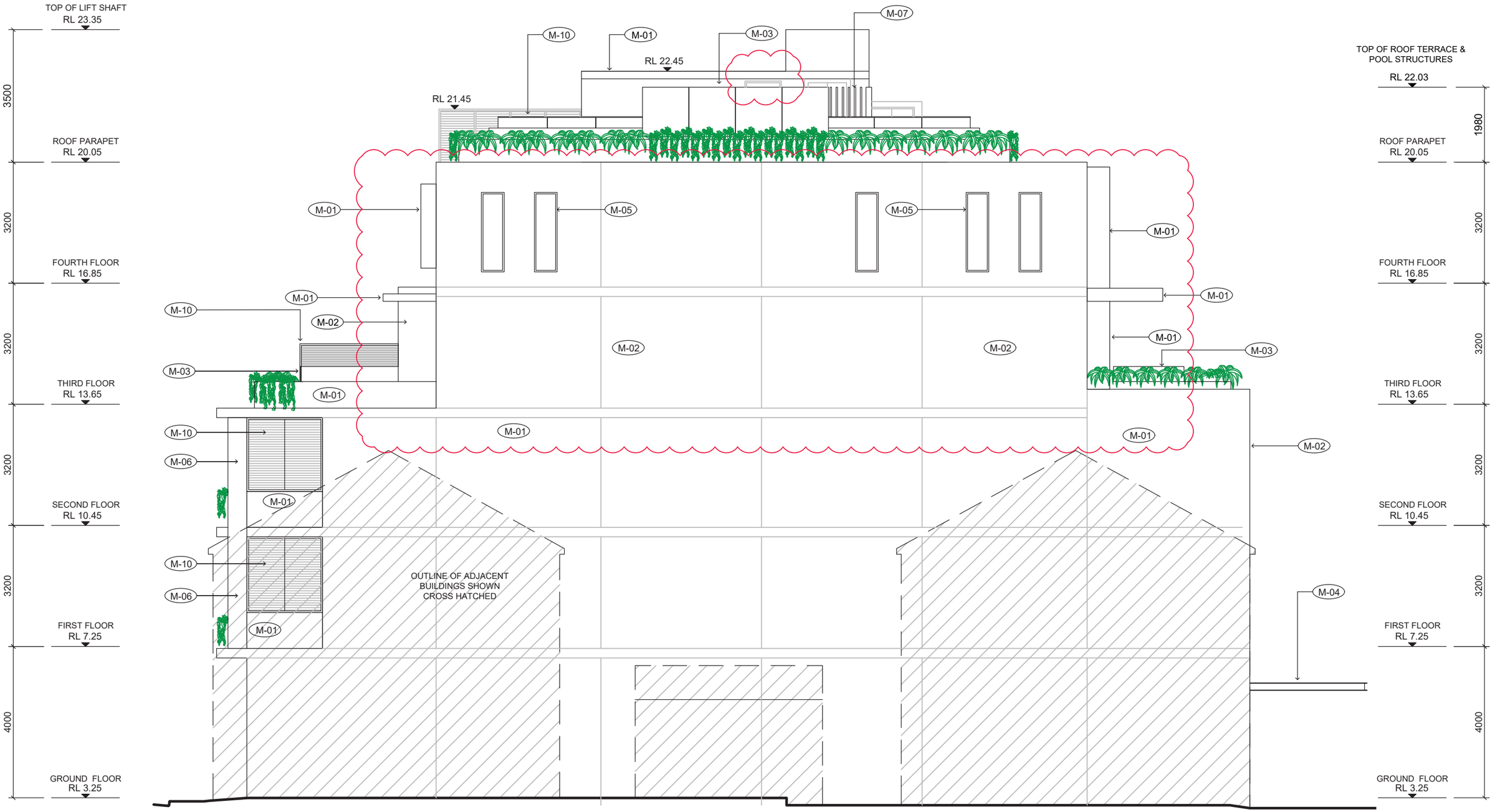
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SOUTH ELEVATION

SCALE: 1 : 100 @ A3
DATE: 28.03.19
DRAWN: GO
PROJECT NO: 5061
DRAWING NO: DA 2.101_08



1 / – PROPOSED EAST ELEVATION

1:100 @A3

0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address
14 Cross Street , Double Bay , NSW , 2028
6.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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ABSA
Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

0 2 4

DEVELOPMENT APPLICATION

NOTE:
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CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	20.10.2021	NOTATIONS AMENDED
DA	22.10.2021	COLOURS & LEGEND IDENTIFYING MODIFICATIONS DELETED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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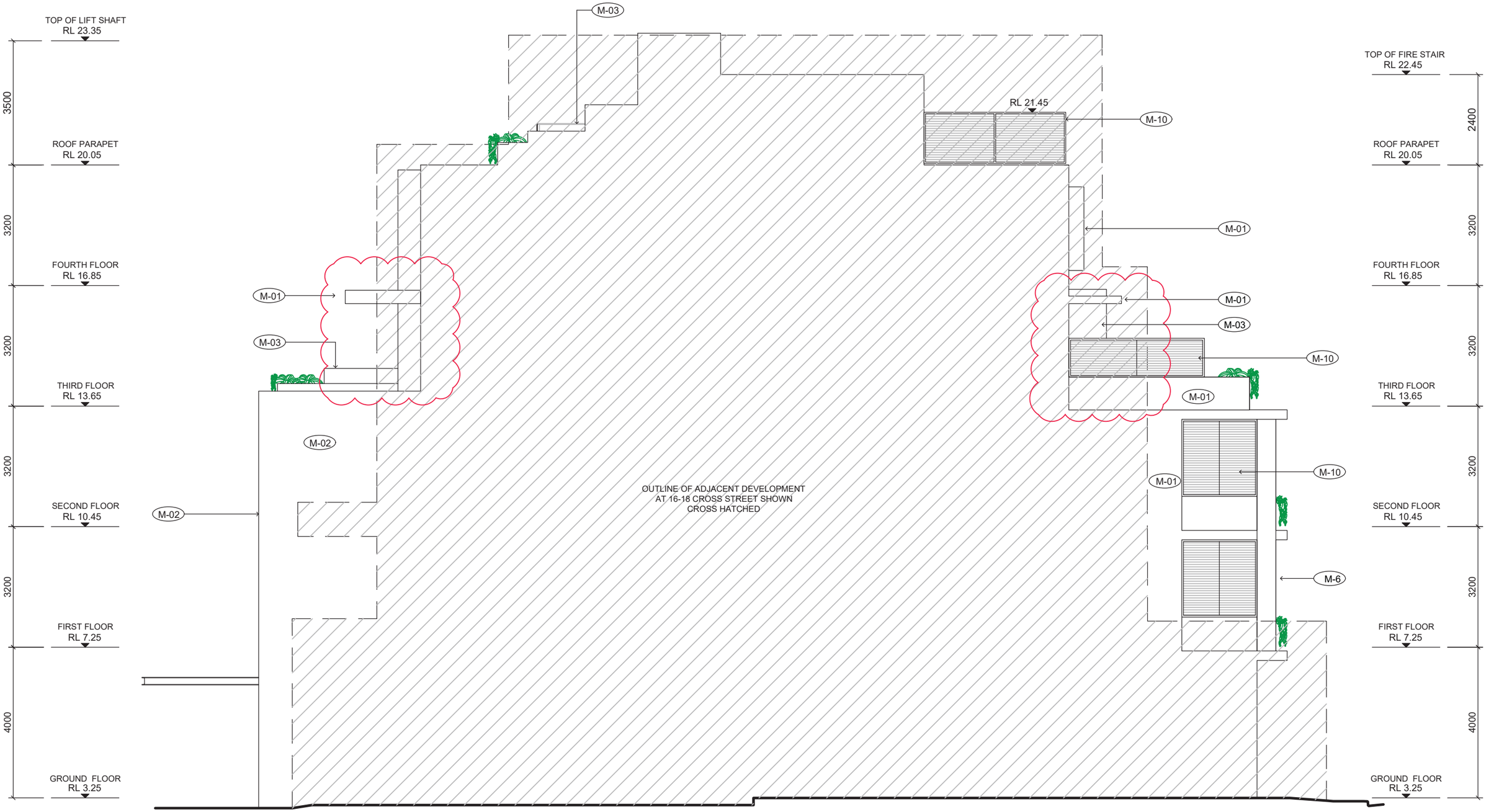
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED EAST ELEVATION

SCALE: 1 : 100 @ A3	
DATE: 02.08.19	DRAWN: GO
PROJECT NO: 5061	DRAWING NO: DA 2.102_07



1 / – PROPOSED WEST ELEVATION

1:100 @A3

0 2 4

DEVELOPMENT APPLICATION

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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING

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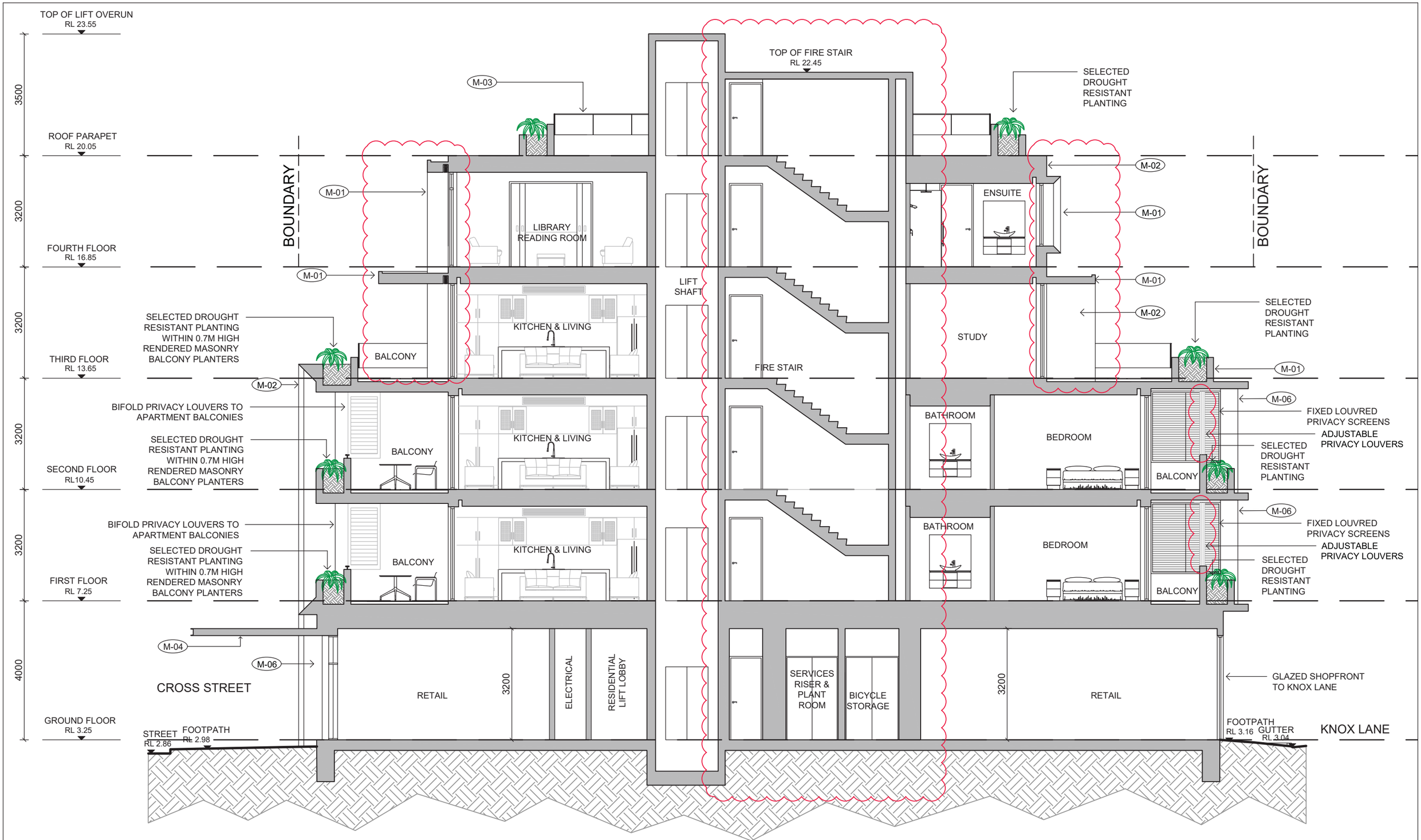
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED WEST ELEVATION

SCALE: 1 : 100 @ A3
DATE: 02.08.19
DRAWN: GO
PROJECT NO: 5061
DRAWING NO: DA 2.103_05



1 / – SECTION A–A
1:100 @ A3

0 2 4

DEVELOPMENT APPLICATION

0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
hstar.com.au

ABSA Accreditation Period 01/04/2021-31/03/2022 Assessor Name Rachel Clarke Assessor Number 20824

NOTE:
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ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP
AJ	ALUMINIUM JOINERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JOINERY
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS
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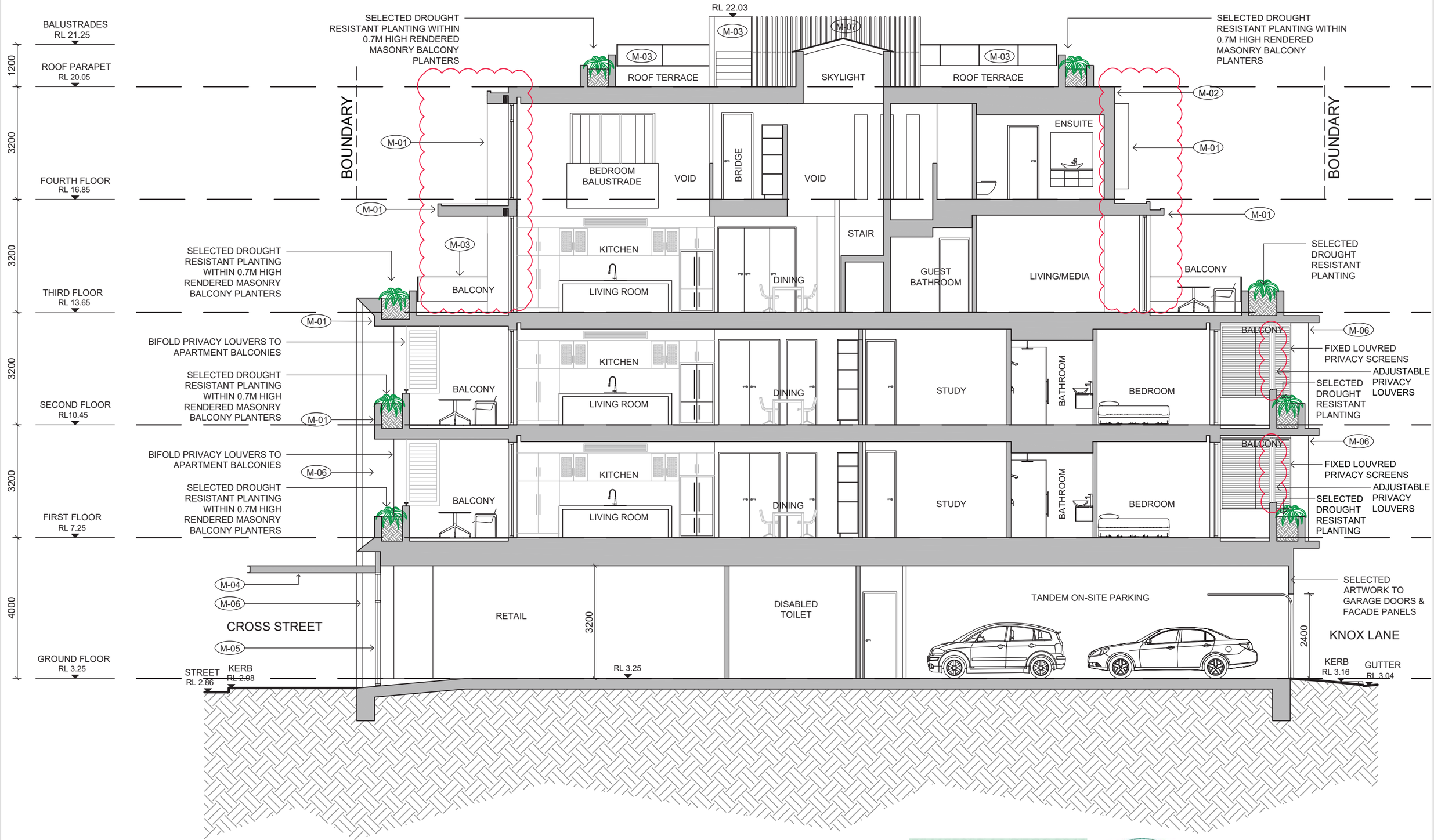
NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SECTION A-A

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: GB
PROJECT NO: 5061
DRAWING NO: DA 3.100.08



1 / – SECTION B–B
1:100 @ A3

0 2 4

DEVELOPMENT APPLICATION

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Assessor Rachel Clarke
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Address 14 Cross Street , Double Bay , NSW , 2028
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ABSA Accreditation Period 01/04/2021-31/03/2022 Assessor Name Rachel Clarke Assessor Number 20824

NOTE:
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CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
DA	19.10.2021	BUILDING SETBACK INCREASED & FIRE STAIR AMENDED
DA	26.10.2021	LEGEND & COLOURS DELETED, MATERIALS & FINISHES NOTATIONS AMENDED

LEGEND:

AC	ALUMINIUM CLADDING	CL	CELEST WINDOW	HD	HINGED DOOR	ST	SILT TRAP		
AJ	ALUMINIUM JONERY	DP	DOWNPIPE	HR	HANDRAIL	SS	STAINLESS STEEL		
AL	ALUMINIUM LOUVRES	FB	FACE BRICK	ME	MEMBRANE	TB	TIMBER BATTENS		
AW	AWNING WINDOW	FG	FIXED GLASS	RC	REINFORCED CONCRETE	TJ	TIMBER JONERY		
BR	BRICK	GA	GRANITE	RT	ROOF TILES	TS	TIMBER STAINED		
BI	BIFOLD DOOR	GD	GARAGE DOOR	SC	STONE CLADDING	VC	VERTICAL CLADDING		
CO	CONCRETE	GT	GULLY TRAP	SE	STRUCTURAL STEEL	WT	WALL TILES		
CC	COPPER CLADDING	GR	GRATE	SH	SHUTTERS	WB	WEATHERBOARDS		
CR	CEMENT RENDER	GU	GUTTER	SL	SLIDING DOOR	ZC	ZINC CLADDING		

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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD
DRAWING: PROPOSED SECTION B-B

SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: GB
PROJECT NO: 5061
DRAWING NO: DA 3.101.08

TOP OF LIFT SHAFT
RL 23.55

TOP OF FIRE STAIR
RL 22.45

ROOF PARAPET
RL 20.05

FOURTH FLOOR
RL 16.85

THIRD FLOOR
RL 13.65

SECOND FLOOR
RL10.45

FIRST FLOOR
RL 7.25

GROUND FLOOR
RL 3.25

3500
3200
3200
3200
3200
4000

AUTOMATED VERGOLA STYLE ADJUSTABLE ROOF OVER LIFT & STAIR ENTRIES

ACOUSTIC LOUVRES SURROUNDING ROOF MOUNTED A/C CONDENSER UNITS

SELECTED DROUGHT RESISTANT PLANTING WITHIN 0.7M HIGH RENDERED MASONRY BALCONY PLANTERS

SELECTED DROUGHT RESISTANT PLANTING WITHIN 0.7M HIGH RENDERED MASONRY BALCONY PLANTERS

ADJUSTABLE PRIVACY LOUVERS

FIXED LOUVRED PRIVACY SCREENS TO SIDES OF BALCONIES

SELECTED DROUGHT RESISTANT PLANTING WITHIN 0.7M HIGH RENDERED MASONRY BALCONY PLANTERS

FIXED LOUVRED PRIVACY SCREENS TO SIDES OF BALCONIES

SELECTED DROUGHT RESISTANT PLANTING WITHIN 0.7M HIGH RENDERED MASONRY BALCONY PLANTERS

LIFT SHAFT SERVICE OVER RUN

ACOUSTIC TREATED POOL PLANT ROOM

SELECTED DROUGHT RESISTANT PLANTING WITHIN 0.7M HIGH RENDERED MASONRY BALCONY PLANTERS

AUTOMATED RETRACTABLE HORIZONTAL PRIVACY LOUVRES TO OUTSIDE FACE OF NORTH FACING WINDOWS

SELECTED DROUGHT RESISTANT PLANTING

HINGED RETRACTABLE PRIVACY LOUVRES

SELECTED DROUGHT RESISTANT PLANTING

HINGED RETRACTABLE PRIVACY LOUVRES

SELECTED DROUGHT RESISTANT PLANTING

RL 22.45

RL 21.45

M-01 M-02 M-03 M-04 M-05 M-06 M-07

LIFT

PLUNGE POOL

ROOF TERRACE

ROOF TERRACE

BOUNDARY

BOUNDARY

BEDROOM

BATHROOM

WALK-IN W/ROBE

WALK-IN W/ROBE

BEDROOM

BEDROOM

BATHROOM

LAUNDRY

PANTRY

KITCHEN

BALCONY

BALCONY

BEDROOM

WALK-IN W/ROBE

BATHROOM

LAUNDRY

PANTRY

KITCHEN

BALCONY

BALCONY

BEDROOM

WALK-IN W/ROBE

BATHROOM

LAUNDRY

PANTRY

KITCHEN

BALCONY

BALCONY

KNOX LANE

2400

TANDEM ON-SITE PARKING

VENTILATED WASTE STORAGE ROOM

RL 3.25

3200

RETAIL

W01
GF

CROSS STREET

GUTTER
RL 3.04

KERB
RL 3.16

KERB
RL 2.98

STREET
RL 2.86

425
385
20
22

1 / – SECTION C–C
1:100 @ A3

0 2 4

DEVELOPMENT APPLICATION

0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
hstar.com.au

ABSA
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824

NOTE:
DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS ONLY
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.

ISSUE:	DATE:	REVISION:
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NOMINATED ARCHITECT: CHRIS HOWE NSW NO 6758 NZ REG NO 2973

PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD

DRAWING: PROPOSED SECTION C-C

SCALE: 1 : 100 @ A3
DATE: 17.05.19
DRAWN: GB
PROJECT NO: 5061
DRAWING NO: DA 3.102.07

BASIX COMMITMENTS

1. External walls – 200mm concrete with plasterboard lining
2. Windows – aluminium framed, double glazed –
   i. awning windows U=4.8, SHGC=0.51 (L4-W01, W03-W06);
   ii. sliding doors and fixed windows U=4.8, SHGC=0.59
3. Internal walls – 100 or 200mm concrete with plasterboard lining
4. Floor – concrete slab with default floor coverings
5. Ceiling – plasterboard lining adjacent to concrete slab
6. Roof – concrete slab with R2.0 insulation, roof coverings as shown (tiles, water, garden or water proof membrane)
7. Double glazed LowE skylights (Velux or equiv) – U = 2.6, SHGC = 0.24
8. 4 star rated toilet suites
9. 4 star rated taps throughout
10. Pool pump timer
11. Gas pool heating
12. Maximum pool volume of 7,500L (Unit 3 exclusive use)
13. 6 star rated instantaneous gas HWS to each unit
14. 1-phase reverse cycle air condition to each unit (COP/EER 3.5 - 4.0)
15. Provide energy efficient lighting (fluoros, compact fluoros & LEDs) through units
16. Gas cooktop & electric oven to all units
17. Provide the following appliances to each unit:
    i. Dishwasher: 2.5 Star energy rated, 3 Star water rated
    ii. Clothes washer: 2.5 Star energy rated, 3 Star water rated
    iii. Clothes dryer: 1.5 Star energy rated
18. Provide an indoor or under cover clothes drying line or rack to each unit
19. Provide energy efficient lighting with motion & daylight sensors to common area lobby and garage
20. Provide 1.3kW solar PV system connected to common area metering (4 panels)

1 / – SECTION D–D
1:100 @ A3

6.6 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0004185300 20 Nov 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address 14 Cross Street , Double Bay , NSW , 2028
hstar.com.au

ABSA Australian Building Sustainability Association
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature

0 2 4

DEVELOPMENT APPLICATION

NOTE:	ISSUE:	DATE:	REVISION:
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	DA	20.10.2021	NOTATIONS AMENDED
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PROJECT: 14 CROSS STREET DOUBLE BAY
CLIENT: CHERICE PTY LTD
DRAWING: PROPOSED SECTION D-D
SCALE: 1 : 100 @ A3
DATE: 11.06.19
DRAWN: GO
PROJECT NO: 5061
DRAWING NO: DA 3.103.07

howe architects
PTY LTD
Nominated Architect Chris Howe NSW Reg No 6758
60 Cross Street, Double Bay, Sydney, NSW, 2028 Australia Ph +61 2 93281198 E admin@howearchitects.com

MEMO

TO: Emma Whitney
Mills Oakley

FROM: Chris Howe

DATE: 22th November 2021

PAGES: 2

SUBJECT: 14 Cross Street Double Bay
Schedule of Design Amendments submitted for Class 1 Appeal

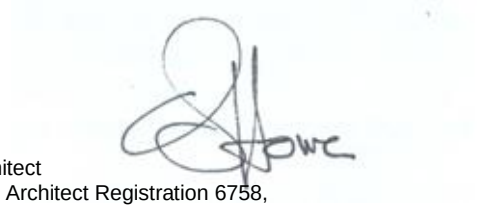
Emma,

As requested, please find following a comprehensive schedule of amendments to the architectural drawings from those of the Development Application architectural drawings refused by the Woollahra Planning Panel on 28th April 2021.

1.	Ground Floor:	1.1	Lift shaft and fire stair moved from the east to the western side of the building
		1.2	Entry to apartment lobby moved from the east to the western side of the building
		1.3	Fire hydrant booster pump room moved from the east to the western side of the building
		1.4	Cross street façade amended to accommodate amendments 1.1 to 1.3 inclusive
		1.5	Fire egress corridor and door to Knox Lane deleted and new 32m2 retail tenancy with full height glazed facade and entry door added to western side of Knox Lane façade,
		1.6	Tandem on-site car parking spaces reduced from 8 to 6 to accommodate new retail tenancy, parking spaces relocated closer to eastern side of building
		1.7	Artwork to Knox Lane façade amended in width to accommodate amendments 1.5 and 1.6
		1.8	Waste storage room moved from western to eastern side of building and waste storage amended to reflect reduced apartment numbers,
		1.9	Apartment storage rooms relocated and apartment storage amended to reflect reduced apartment numbers
		2.0	Bicycle storage relocated and bicycle numbers amended to reflect reduced apartment numbers
		2.1	Disabled toilet, electrical room, communications cupboard, services and service risers relocated to accommodate amendments 1.1 to 1.9 inclusive
		2.2	Gross floor area (GFA) increased from 150m2 to 152m2 to accommodate amendment 1.1 to 2.1 inclusive
2	First Floor	2.1	Lift shaft and fire stair moved from the east to the western side of the building
		2.2	North facing external balcony and setback to Cross Street increased

		2.3	North facing external windows and doors to open plan living area amended and adjustable privacy louvres added to Cross Street façade
		2.3	South facing external balcony and setback of external windows, doors and external bedroom walls facing Knox Lane increased and adjustable privacy louvres added to outside face of balcony
		2.4	Internal light well and internal bedroom deleted, bedrooms numbers reduced from 4 to 3 and internal layout/configuration of apartment amended
		2.5	Gross floor area (GFA) reduced from 215m2 to 208m2 as a result of amendments 2.1 to 2.4 inclusive
3.	Second Floor	3.1	Lift shaft and fire stair moved from the east to the western side of the building
		3.2	North facing external balcony and setback to Cross Street increased
		3.3	North facing external windows and doors to open plan living area amended and adjustable privacy louvres added to Cross Street façade
		3.3	South facing external balcony and setback of external windows, doors and external bedroom walls facing Knox Lane increased and adjustable privacy louvres added to outside face of balcony
		3.4	Internal light well and internal bedroom deleted, bedrooms numbers reduced from 4 to 3 and internal layout/configuration of apartment amended
		3.5	Gross floor area (GFA) reduced from 214m2 to 208m2 as a result of amendments 3.1 to 3.4 inclusive
4.	Third Floor	4.1	Lift shaft and fire stair moved from the east to the western side of the building
		4.1	Vertical clad building element facing Cross Street deleted and building setback to Cross Street increased
		4.2	Building façade facing Cross Street amended including amendments to north facing windows and doors, width & height of external balcony, depth of balcony awning, addition of mitred 'box' surrounding external windows/doors to accommodate external automated privacy louvres which integrates with fourth floor façade above
		4.3	South facing external balcony increased in depth and setback of external walls and awnings facing Knox Lane increased
		4.4	Internal light well and internal bedroom deleted,
		4.5	Third floor single floor apartment layout amended to integrate with apartment above to create one 4 bedroom penthouse apartment
		4.6	Internal layout/configuration amended to accommodate amendments 4.1 to 4.5 inclusive
		4.7	Gross floor area (GFA) reduced from 214m2 to 208m2 as a result of amendments 4.1 to 4.6 inclusive
5.	Fourth Floor	5.1	Lift shaft and fire stair moved from the east to the western side of the building
		5.1	Vertical clad building element, external balcony and awning facing Cross Street deleted and building setback increased by 1.52 metres
		5.2	Building façade facing Cross Street amended including amendments to north facing windows and doors together with addition of mitred 'box' surrounding external windows/doors to accommodate external automated privacy louvres
		5.3	Setback of south facing external walls and windows facing Knox Lane increased and mitre window surrounds & windows amended
		5.4	Internal bedroom deleted and lightwell amended to larger skylight over new internal staircase connecting third floor below

		5.5	Fourth floor single floor apartment layout amended to integrate with previous apartment below to create one 4 bedroom penthouse apartment
		5.6	External fixed windows with allowance for fire protection added to eastern facade
		5.7	Internal layout/configuration amended to accommodate amendments 5.1 to 5.5 inclusive
		5.8	Gross floor area (GFA) reduced from 181m2 to 146m2 as a result of amendments 4.1 to 4.6 inclusive
6.	Roof Terrace	6.1	Lift shaft and fire stair moved from the east to the western side of the building
		6.2	Lift extended to the roof terrace to provide disabled access, height of lift shaft and fire stair increased and fixed awning provided over lift doors and fire stair entry
		6.3	Setback of roof terrace from Cross Street and Knox Lane increased and overall area of roof terrace decreased
		6.4	Plunge pool relocated from western to eastern side of roof terrace and air conditioning condensers and surrounding louvred enclosed relocated from eastern to western side of the building
		6.5	Pool plant room added adjacent to lift shaft, skylight increased in size, and area of roof terrace increased from 88.6m2 to 106m2
		6.6	Layout/configuration of roof terrace and building roofs amended to accommodate amendments 6.1 to 6.5 inclusive
7.	General	7.1	External aluminium ‘strips’ to east facing façade deleted
		7.2	External wall colours and finishes amended
		7.3	Building setbacks to Cross Street and Knox Lane increased resulting in overall decrease in building depth at the third and fourth floors
		7.4	External fixed windows with allowance for fire protection added to fifth floor
		7.5	Height of building increased by 0.62 metres on the eastern elevation as a result of relocation of plunge pool from western to eastern side of the building however no change to overall roof parapet height of RL 20.05
		7.6	Height of building increased by 1.42 metres on the western elevation as a result of relocation of lift shaft and fire stair from eastern to western side of the building and extension of lift and fire stair to the roof terrace to provide disabled access, however no change to overall roof parapet height of RL 20.05
		7.7	Overall height of building (HOB) increased by 1.42 metres as a result of increased height of lift shaft
		7.8	Overall gross floor area (GFA) reduced from 946m2 to 852m2



Chris Howe
Principal

Nominated Architect
NSW Chartered Architect Registration 6758,
NZ Registered Architect 2973
ATA, NZIA, RAIA, AUSES, USGBC