



RANELAGH APARTMENT RENEWAL, DARLING POINT

3 DARLING POINT ROAD, DARLING POINT, NSW 2027
MILLE PROJECTS

DEVELOPMENT APPLICATION

DISCIPLINE : ARCHITECTURE

PHASE : DEVELOPMENT APPLICATION

PROJECT NUMBER : 20190074

BASIX NOTES

1. New Single Dwelling (Level 31 Penthouse)

The Basic requirements listed below apply to Unit 31 Penthouse on Level 31 as this is a new dwelling addition to the development.

1.1 Water Efficiency
Water score required: 40%
Dwelling Requirements:

Fixture	Minimum WELS Rating
Showerhead(s)	4 Star
Toilets	4 Star
Kitchen Tap(s)	4 Star
Bathroom Tap(s)	4 Star
Clothes Washer	Not Specified
Dishwasher	4 Star

Score Achieved: 42%

1.2 Energy Efficiency
Energy score required: 45%

Central Systems:

- No Central Systems

Common Areas:

- No Common Areas

Dwellings:

- Hot Water
 - Individual System – Gas Storage (Minimum 4 Star Energy Rating)
- Ventilation
 - Bathroom Exhaust – Individual Fan, ducted to façade or roof
 - Kitchen Exhaust – Individual Fan, ducted to façade or roof
 - Laundry Exhaust – Individual Fan, ducted to façade or roof
- Heating/Cooling
 - No Central System
 - 1-Phase Airconditioning (Minimum 6 Star EER)
- Lighting
 - Dedicated LED Fittings required
 - Three bathrooms lit by Window/Skylight
 - Kitchen naturally lit by Window/Skylight
- Appliances
 - Cooktop/Oven – Gas
 - Refrigerator – Minimum 4 Star & Ventilated Fridge Space
 - Dishwasher – Minimum 4 Star
 - Clothes Washer – Minimum 4 Star
 - Clothes Dryer – Minimum 4 Star
- Air Conditioning
 - Day/Night Area Zoning

Score Achieved: 45%

1.3 Thermal Comfort

External Walls	Metal Clad Cavity Panel, R2.5 bulk insulation - total R-value of 2.56
External Wall Solar absorptance	Solar Absorptance – 0.5 (grey)
Internal Partitions	Plasterboard - Cavity Wall 100mm
Party Walls – walls to risers, shafts, neighbours	Plasterboard, Brick, Plasterboard (existing)
Ceiling to Roof (ceiling to balcony)	Plasterboard, R5.0 bulk insulation
Roof construction	Steel Outerlayer
Roof Solar absorptance	Solar Absorptance – 0.5 (grey)
Floor construction	Concrete Slab
Floor coverings	Carpet in bedrooms Timber floors in living areas Tiles in wet areas
Window system performance	U-Value - 2.3 SHGC - 0.46
Window operability	Window operability according to the plans. Awning Windows restricted to 10% opening, modelled to reflect this.
Ceiling Penetrations	Thermally sealed downlights have been assumed in all models. Weather seals for all exhausts and vents have been assumed in all models.

2. Alterations & Additions (Façade Renovation)

The Basic requirements listed below apply to Unit Types A, B, C, D, E, F, G & Level 30. BASIX requirements follow the plans of renovation, and outline minimum compliance for the construction of external walls and glazing.

2.1 Construction
Insulation Requirements:

Construction	Insulation Requirement (R-Value)
External Wall	R1.70 (total system - including Construction)

2.2 Glazing
Glazing Performance Requirements:

Glazing	U Value	SHGC	Orientations
timber or uPVC, double Lo-Tsoil/air gap/clear	2.3	0.19	NW NE SE SW

DA - DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION	ISSUE DATE
000 - COVER & GENERAL NOTES			
AD-DA000	COVER PAGE	1	12.02.2021
010 - SITE			
AD-DA100	SITE PLAN - BASEMENT LEVEL	1	12.02.2021
AD-DA101	SITE PLAN - GROUND FLOOR	1	12.02.2021
AD-DA102	SITE PLAN - ROOF	1	12.02.2021
100 - PLANS			
AD-DA110	EXISTING & PROPOSED - BASEMENT LEVEL	1	12.02.2021
AD-DA111	EXISTING & PROPOSED - GROUND FLOOR PLAN	1	12.02.2021
AD-DA112	EXISTING & PROPOSED - FLOOR PLAN LEVEL 1	1	12.02.2021
AD-DA113	EXISTING & PROPOSED - FLOOR PLAN LEVEL 2-11	1	12.02.2021
AD-DA114	EXISTING & PROPOSED - FLOOR PLAN LEVEL 12-29	1	12.02.2021
AD-DA115	EXISTING & PROPOSED - FLOOR PLAN LEVEL 30	1	12.02.2021
AD-DA116	EXISTING & PROPOSED - FLOOR PLAN LEVEL 31	1	12.02.2021
AD-DA117	EXISTING & PROPOSED - ROOF PLAN	1	12.02.2021
AD-DA120	EXISTING & PROPOSED - CARPARK LEVEL 1-2	1	12.02.2021
AD-DA121	EXISTING & PROPOSED - CARPARK LEVEL 3-4	1	12.02.2021
AD-DA122	EXISTING & PROPOSED - CARPARK ROOF	1	12.02.2021
200 - ELEVATIONS & SECTIONS			
AD-DA210	PROPOSED NORTH EAST ELEVATION	1	12.02.2021
AD-DA211	PROPOSED NORTH WEST ELEVATION	1	12.02.2021
AD-DA212	PROPOSED SOUTH EAST ELEVATION	1	12.02.2021
AD-DA213	PROPOSED SOUTH WEST ELEVATION	1	12.02.2021
AD-DA214	PROPOSED PENTHOUSE ELEVATIONS - SHEET 1	1	12.02.2021
AD-DA215	PROPOSED PENTHOUSE ELEVATIONS - SHEET 2	1	12.02.2021
AD-DA221	SECTIONS - SHEET 1	1	12.02.2021
AD-DA222	SECTIONS - SHEET 2	1	12.02.2021
AD-DA223	PROPOSED PENTHOUSE SECTIONS - SHEET 1	1	12.02.2021
600 - SCHEDULES			
AD-DA601	WINDOW SCHEDULES - SHEET 01	1	12.02.2021
AD-DA602	WINDOW SCHEDULES - SHEET 02	1	12.02.2021
AD-DA603	WINDOW SCHEDULES - SHEET 03	1	12.02.2021
AD-DA604	WINDOW SCHEDULES - SHEET 04	1	12.02.2021
AD-DA605	WINDOW SCHEDULES - SHEET 05	1	12.02.2021
900 - DIAGRAMS			
AD-DA900	SHADOW PLANS - 9.00 AM WINTER SOLSTICE	1	12.02.2021
AD-DA901	SHADOW PLANS - 10.00 AM WINTER SOLSTICE	1	12.02.2021
AD-DA902	SHADOW PLANS - 11.00 AM WINTER SOLSTICE	1	12.02.2021
AD-DA903	SHADOW PLANS - 12.00 PM WINTER SOLSTICE	1	12.02.2021
AD-DA904	SHADOW PLANS - 1.00 PM WINTER SOLSTICE	1	12.02.2021
AD-DA905	SHADOW PLANS - 2.00 PM WINTER SOLSTICE	1	12.02.2021
AD-DA906	SHADOW PLANS - 3.00 PM WINTER SOLSTICE	1	12.02.2021
AD-DA920	EXISTING GFA	1	12.02.2021
AD-DA921	PROPOSED GFA - SHEET 1	1	12.02.2021
AD-DA922	PROPOSED GFA - SHEET 2	1	12.02.2021
AD-DA923	PROPOSED GFA - SHEET 3	1	12.02.2021
AD-DA930	MATERIALS BOARD	1	12.02.2021
AD-DA940	PROPOSED CARPARK LIFT	1	12.02.2021
AD-DA941	PROPOSED PORTE COCHERE	1	12.02.2021
950 - IMAGES			
AD-DA951	PHOTOMONTAGE - SHEET 1	1	12.02.2021
AD-DA952	PHOTOMONTAGE - SHEET 2	1	12.02.2021

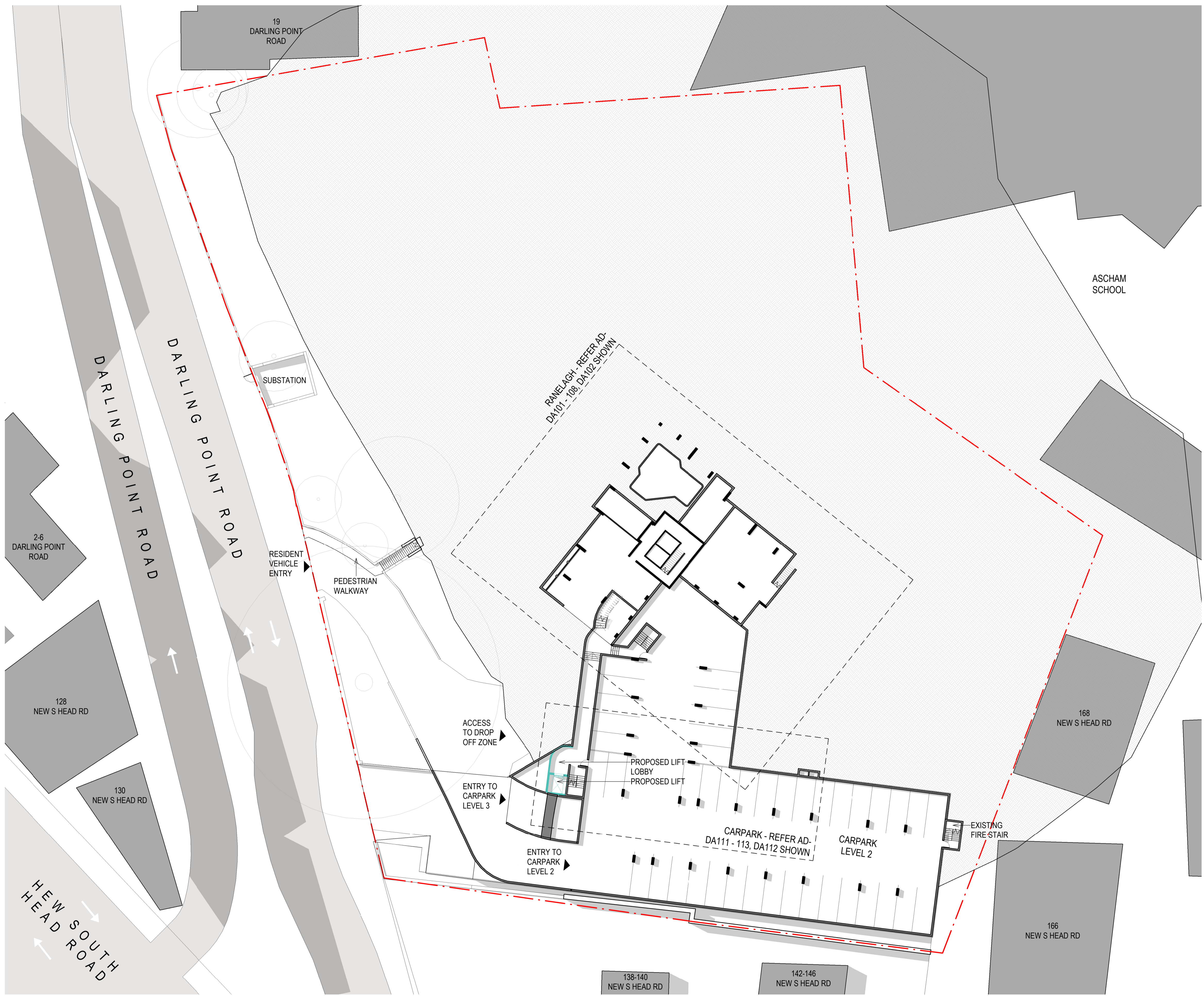
TOTAL SHEETS: 45



- GENERAL NOTES**
- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM SCOTT CARVER OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS
 - ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
 - ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
 - INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
 - ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION
 - DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING STRUCTURE, SERVICES, BUILDING FABRIC AND SITE FEATURES
 - ANY CONSULTANT DRAWING INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS ARE SUBJECT TO LATEST REQUIREMENT AND ARE TO BE USED AS A GUIDE ONLY
 - ALL STRUCTURAL COLUMN DIMENSIONS SHOWN ON THE ARCHITECTURAL CONCRETE SETOUT DRAWINGS ARE FOR SETOUT PURPOSES ONLY AND SHOULD BE CONFIRMED BY REVIEWING CURRENT STRUCTURAL DRAWINGS

History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005991761
 Assessor Name: Amir Gings
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027
 5.4
 60.3
 www.natwidehouse.com.au
 www.natwidehouse.com.au

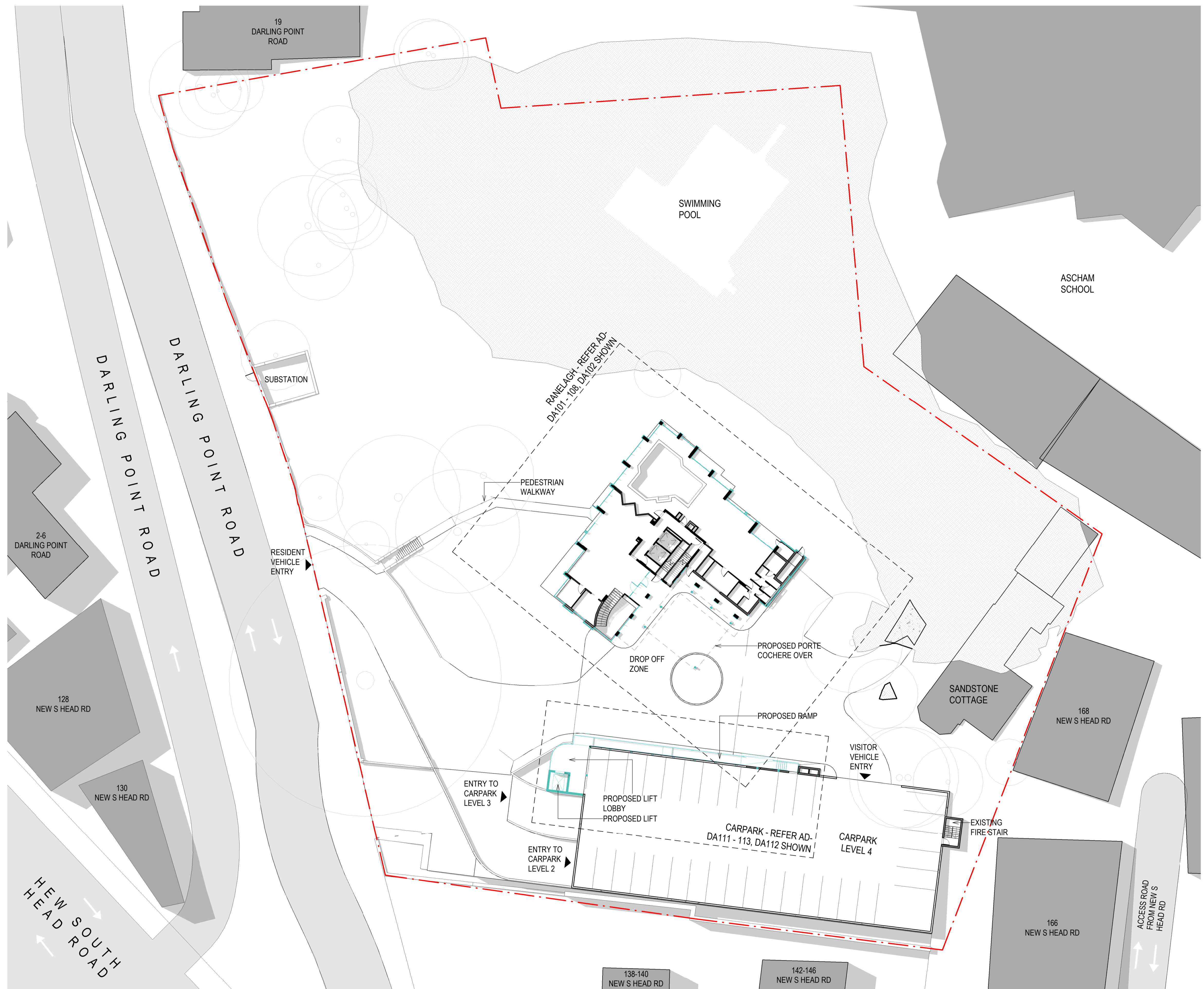
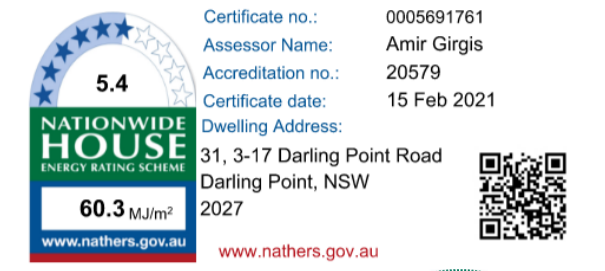


LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING

1 SITE PLAN - BASEMENT LEVEL
 1 : 250

[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021



LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING

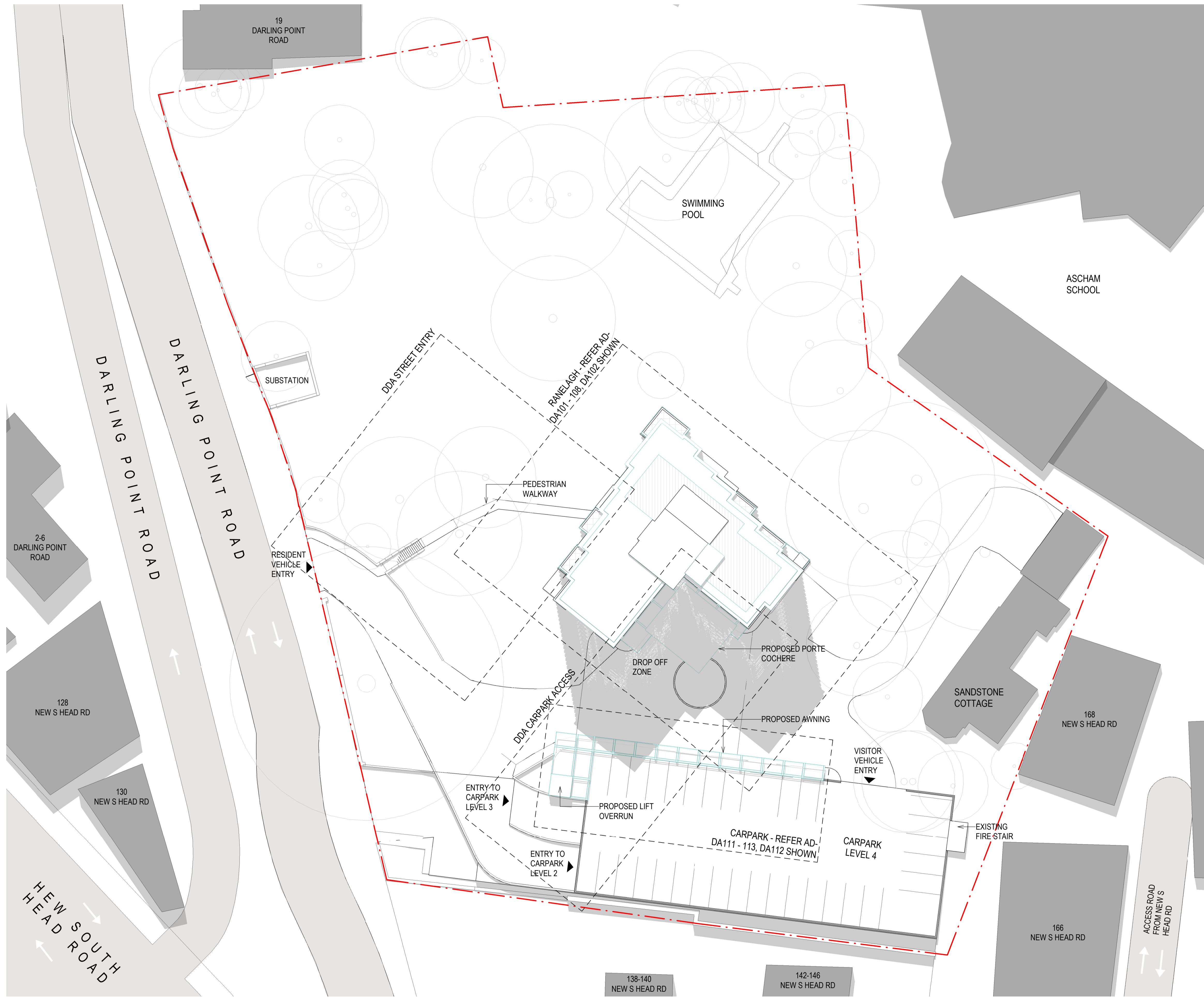
1 SITE PLAN - GROUND FLOOR
 1 : 250

History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 000591761
 Assessor Name: Amir Gingsi
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027

5.4
NATIONWIDE HOUSE
 60.3 stars

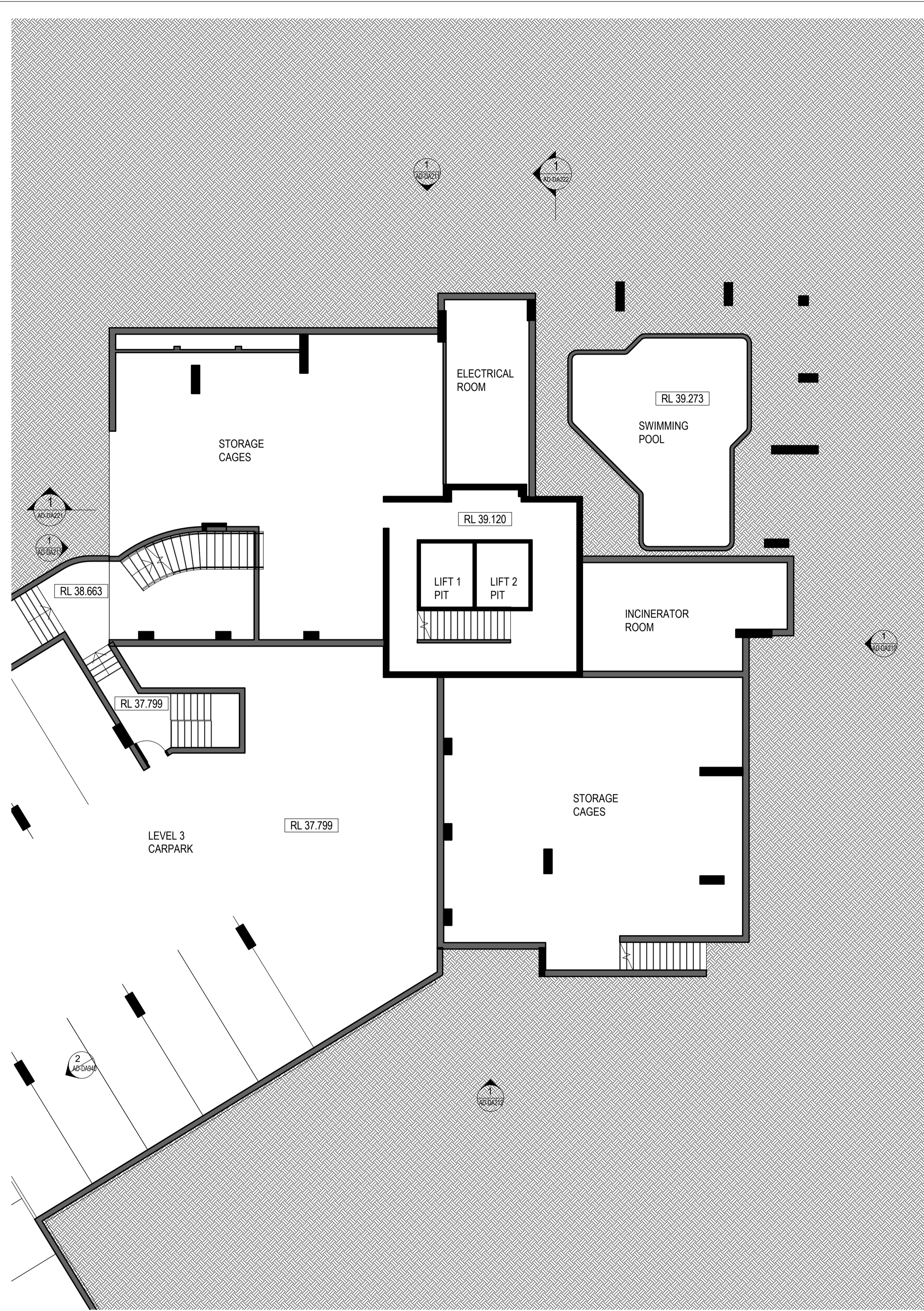
ABSA
 Accreditation No: 01542020-31/03/2021
 Assessor Name: Amir Gingsi
 Accreditation No: 20579



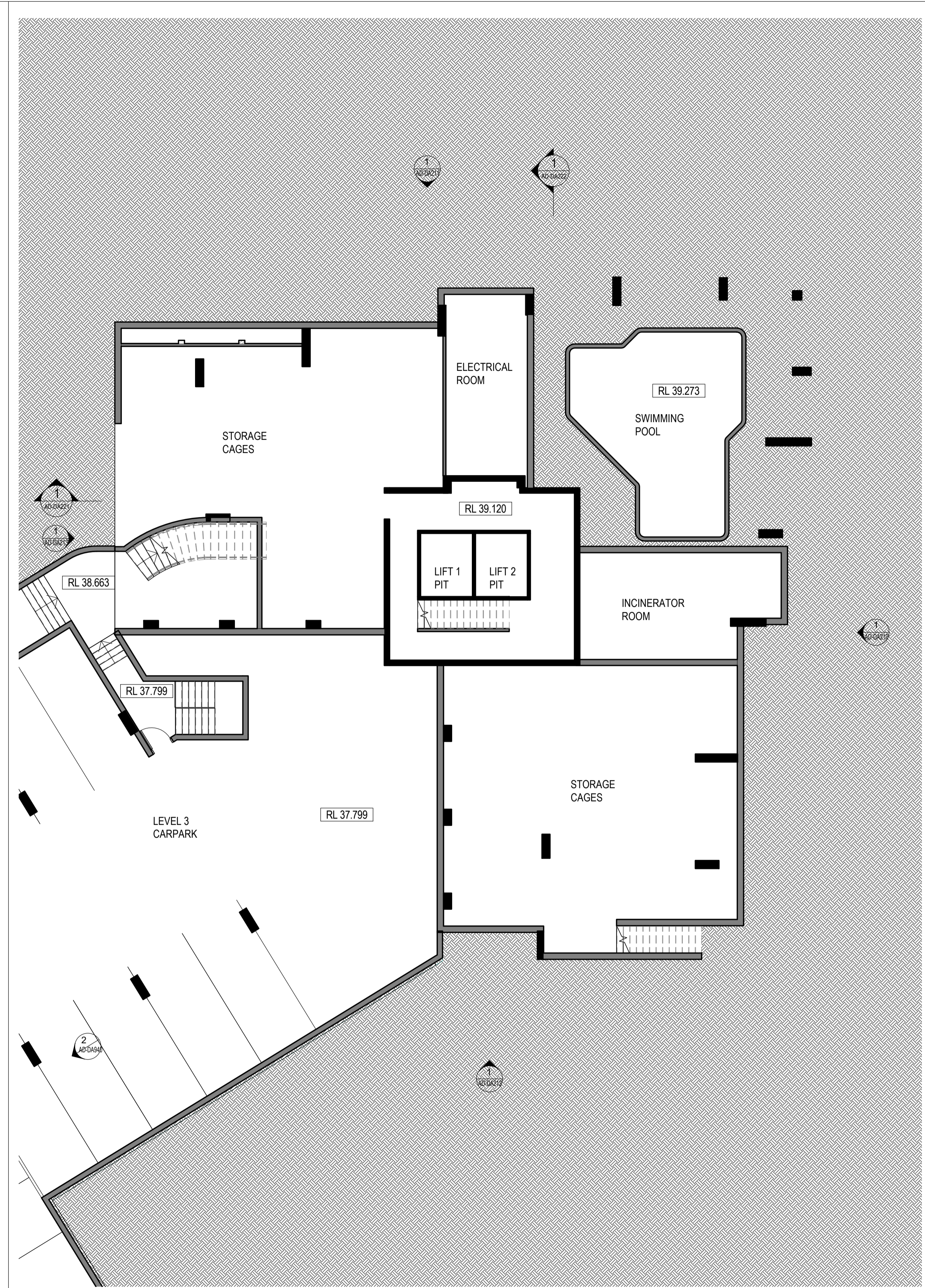
1 SITE PLAN - ROOF
 1 : 250

History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005691761
 Assessor Name: Amir Givlis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
5.4
NATIONWIDE HOUSE
 Dwelling Address:
 31, 3-17 Darling Point Road
 Darling Point, NSW
 2027
 60.3 m² floor area
 www.nsw.gov.au
 www.rattlers.gov.au



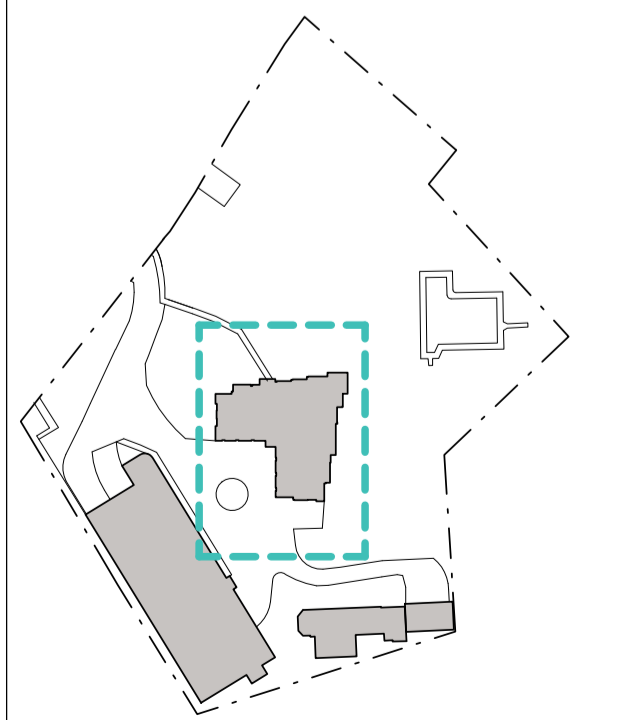
1 EXISTING & DEMOLITION PLAN - BASEMENT LEVEL
 1:100



2 PROPOSED PLAN - BASEMENT LEVEL
 1:100

LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING

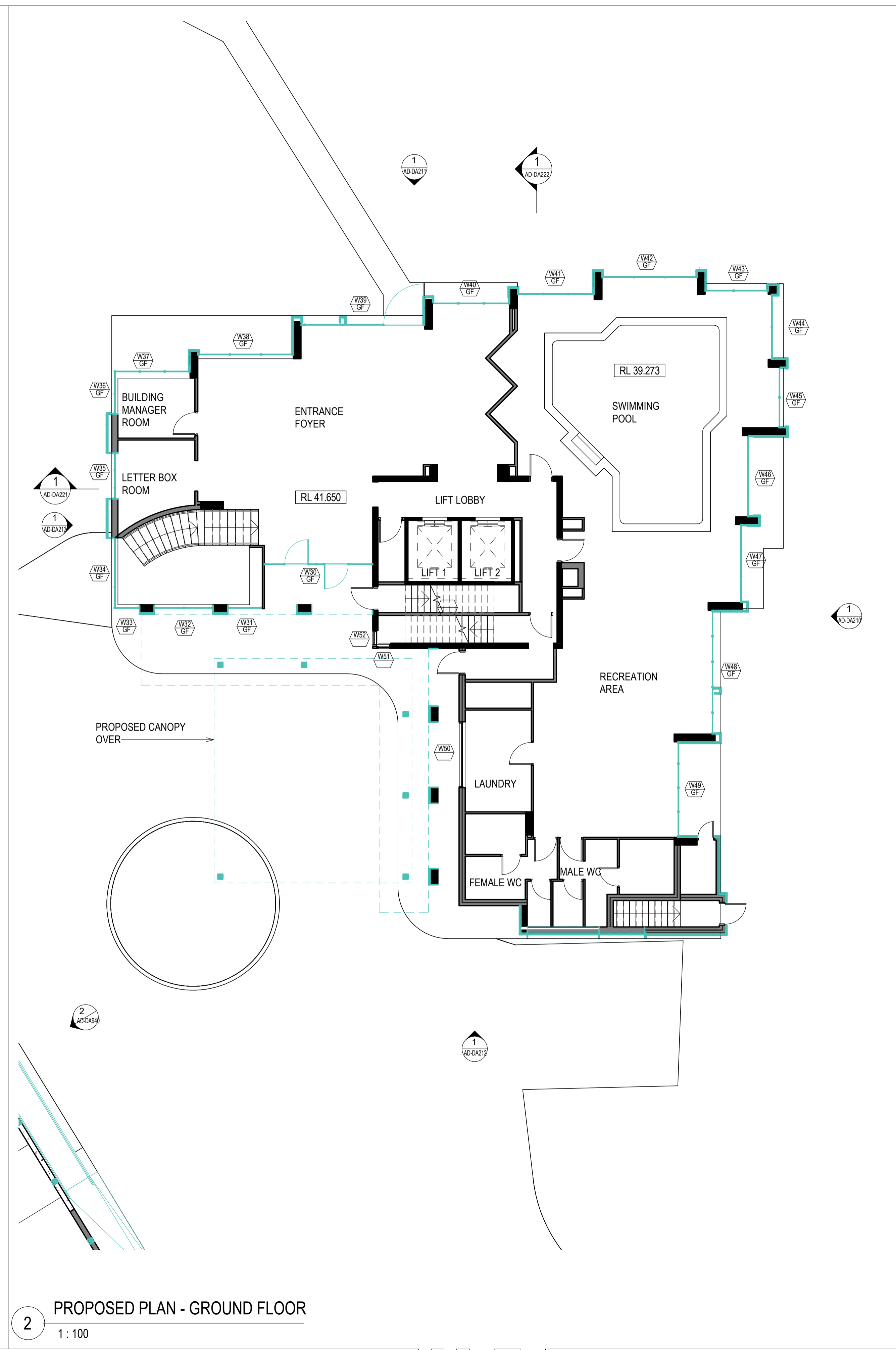
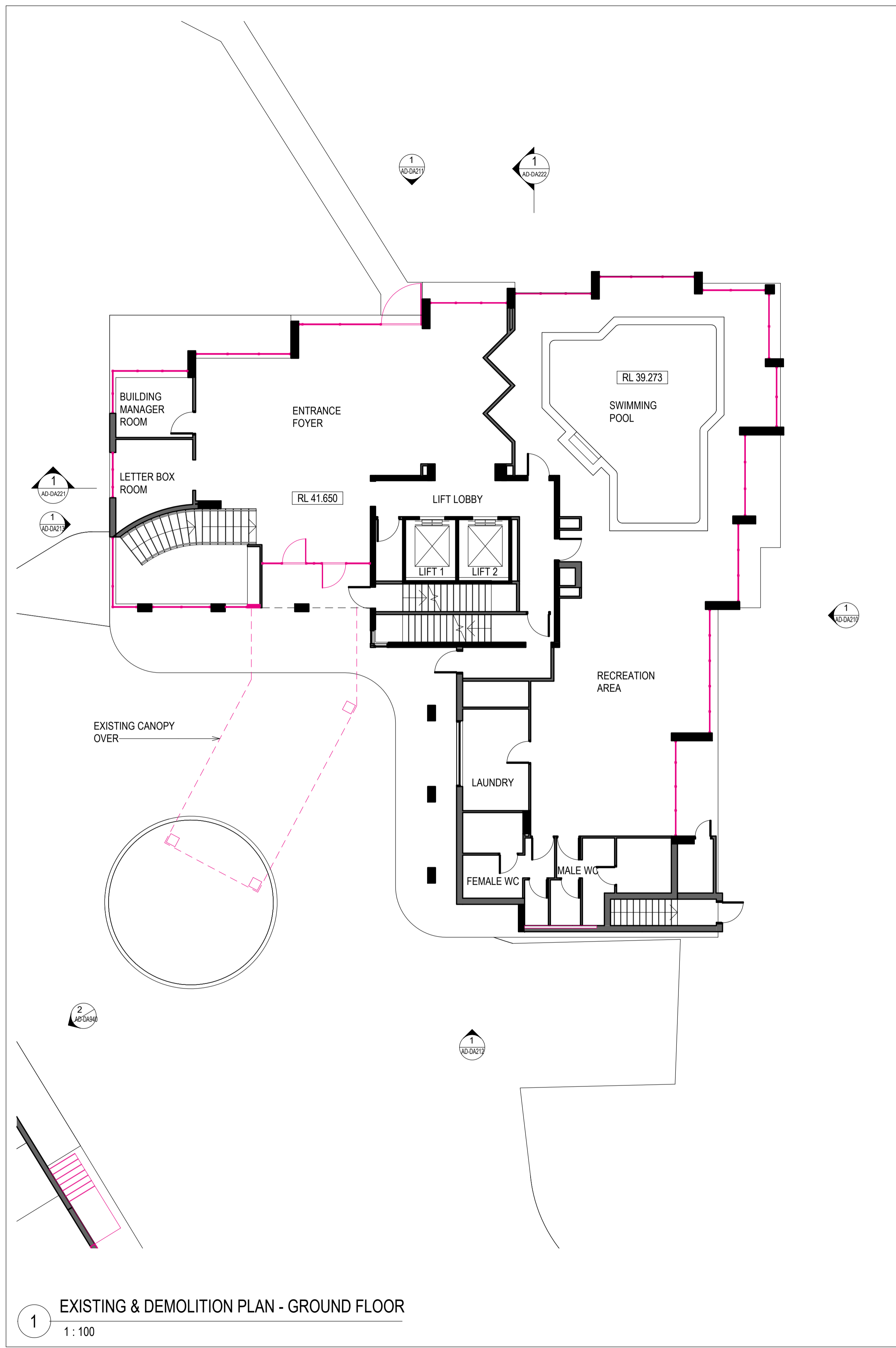


History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

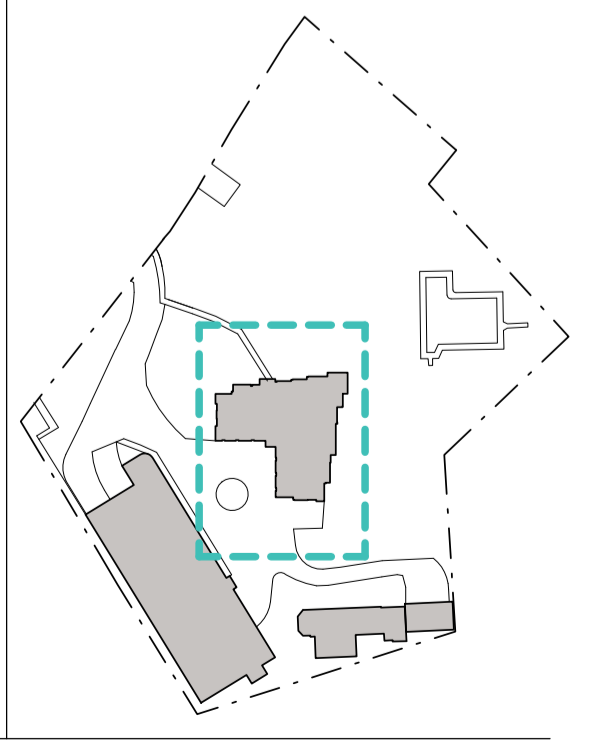
Certificate no.: 0005991761
 Assessor Name: Amir Gings
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021

5.4
NATIONWIDE HOUSE
 31, 3-17 Darling Point Road
 Darling Point, NSW
 2027
 www.nsw.gov.au



LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING



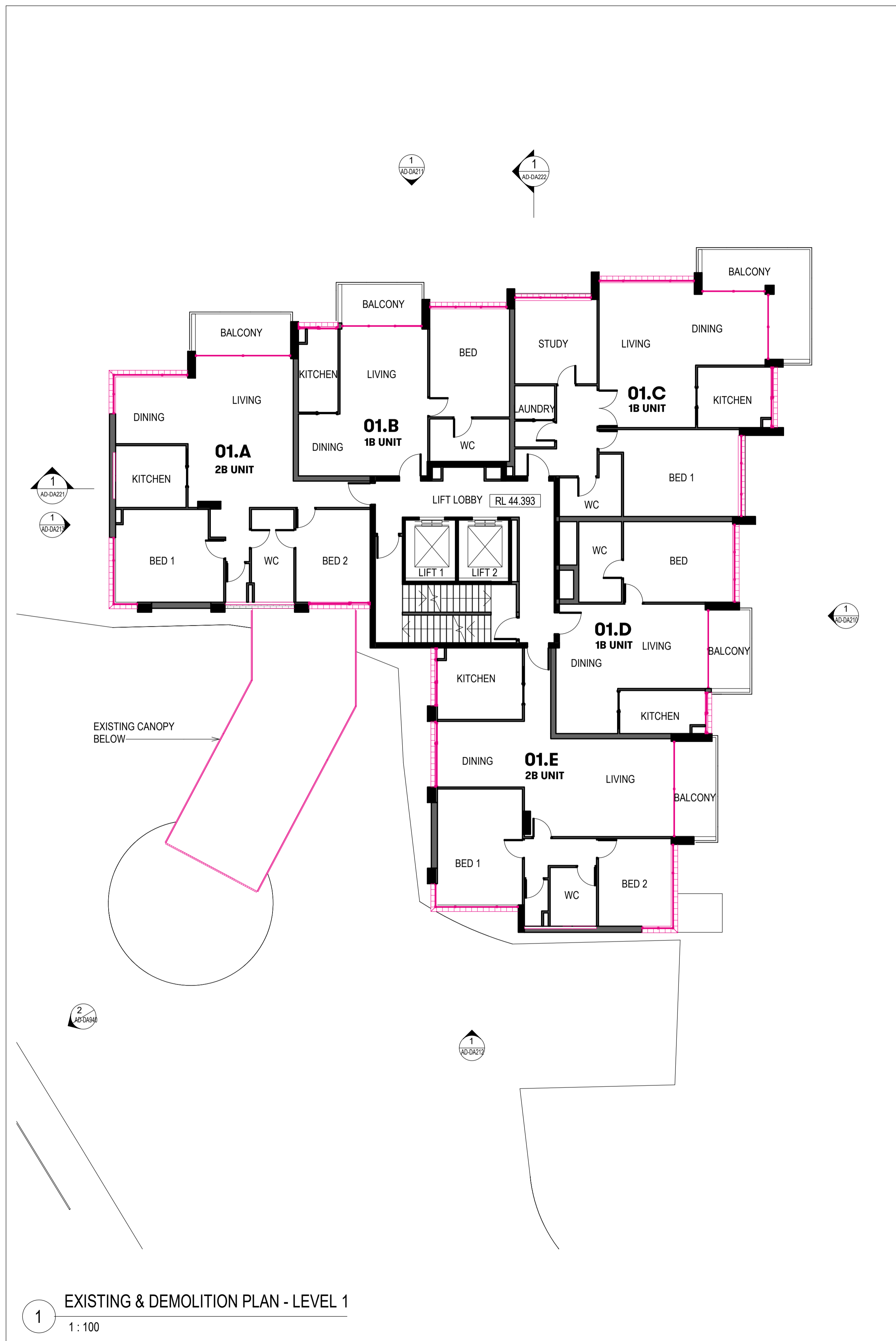
1 EXISTING & DEMOLITION PLAN - GROUND FLOOR
 1: 100

2 PROPOSED PLAN - GROUND FLOOR
 1: 100

History

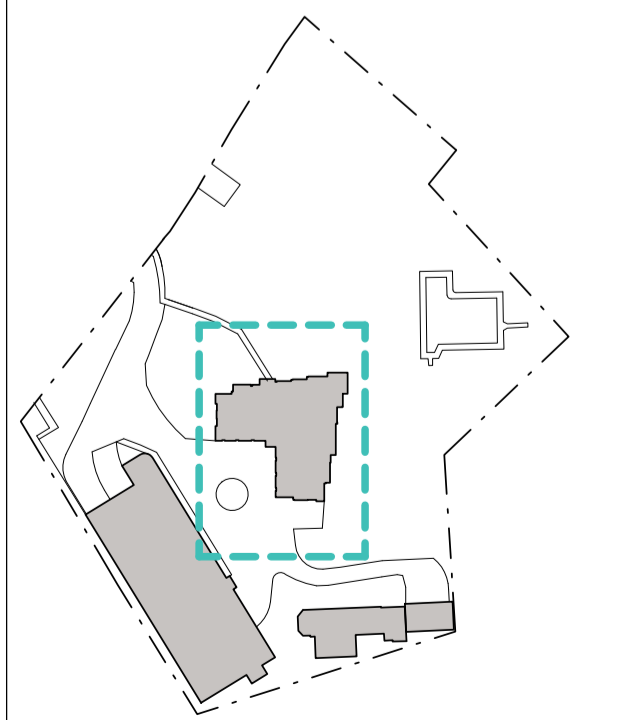
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005991761
 Assessor Name: Amir Givlis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027
 60.3 m² floor area
 www.nstb.gov.au
 www.nstb.gov.au



LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING



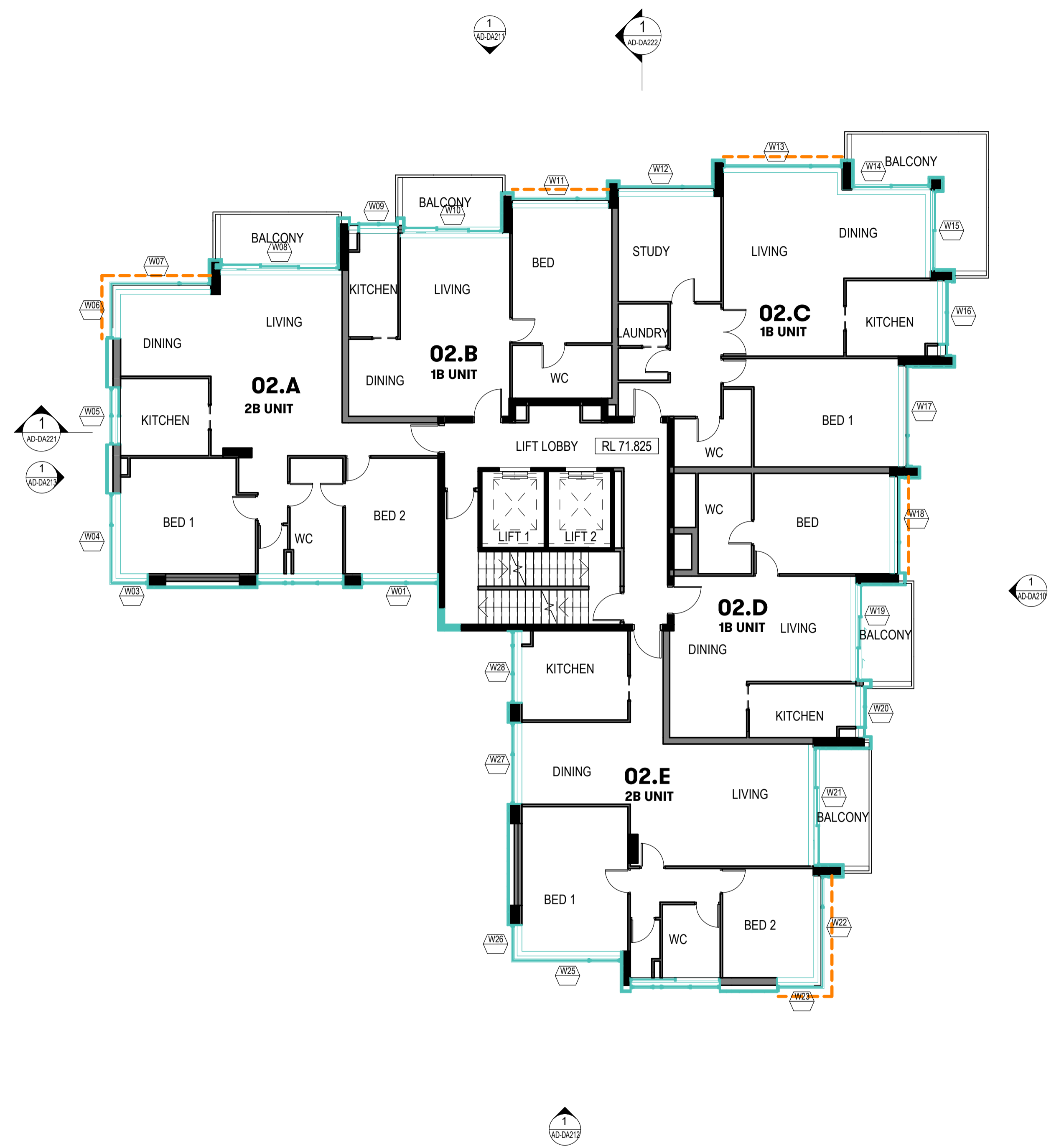
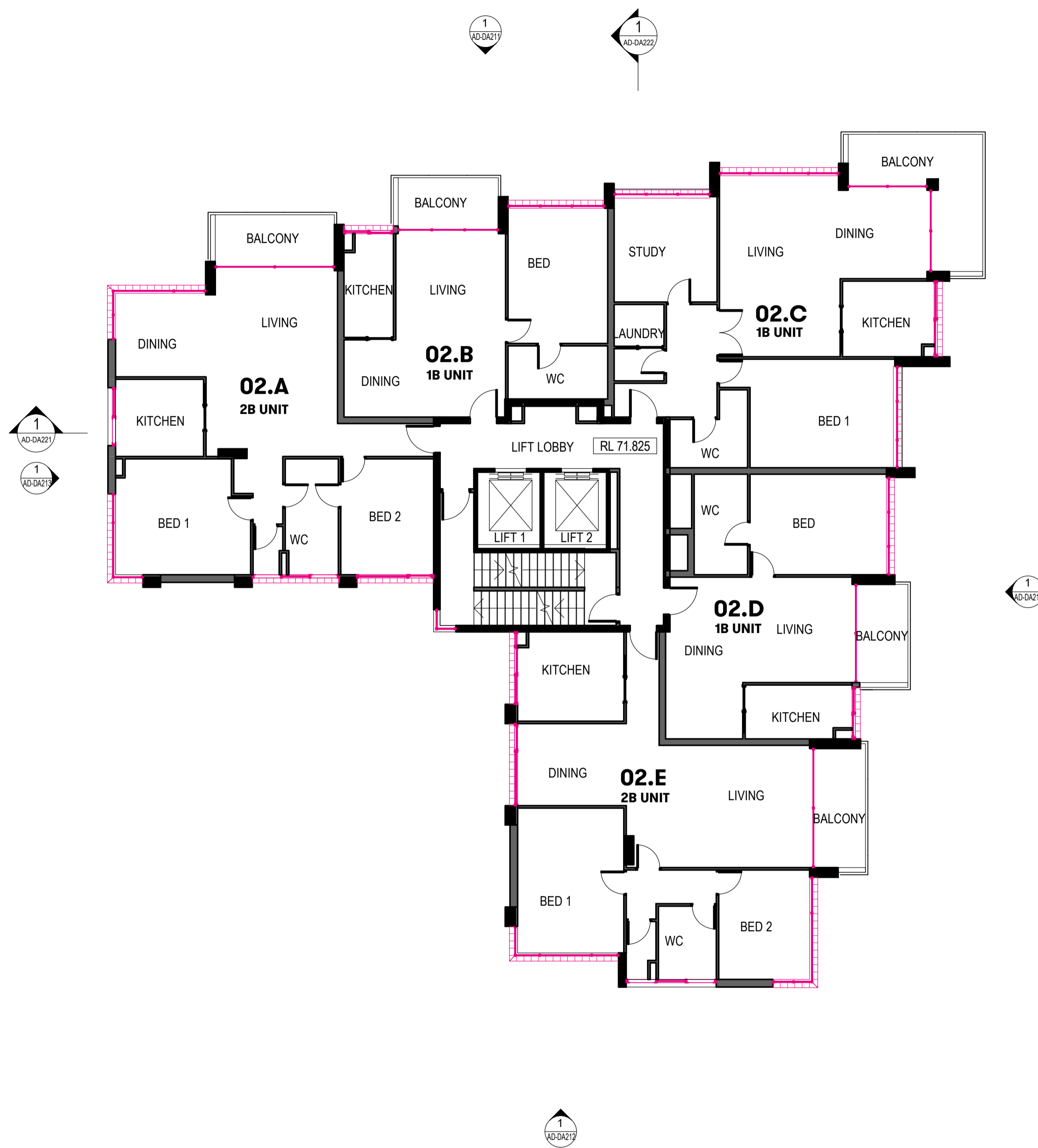
1 EXISTING & DEMOLITION PLAN - LEVEL 1
1 : 100

2 PROPOSED PLAN - LEVEL 1
1 : 100

History

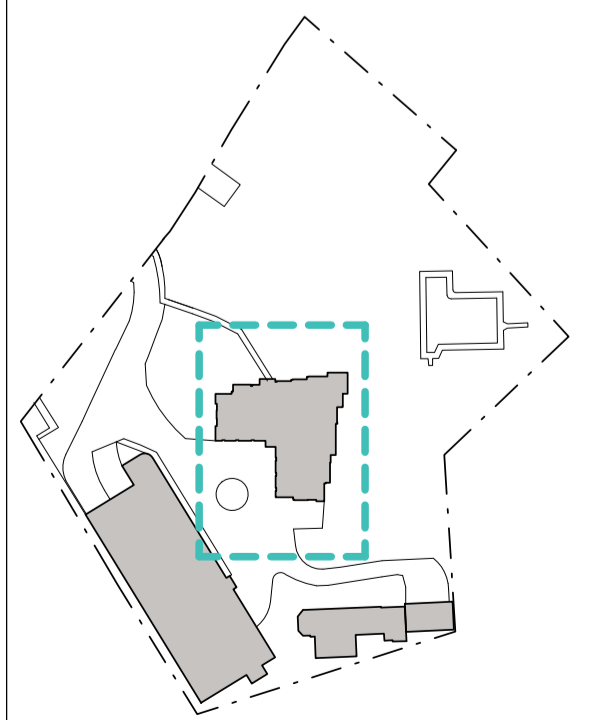
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005991761
 Assessor Name: Amir Givgis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road
 Darling Point, NSW 2027
 60.3 m² floor area
 www.natshp.gov.au



LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING



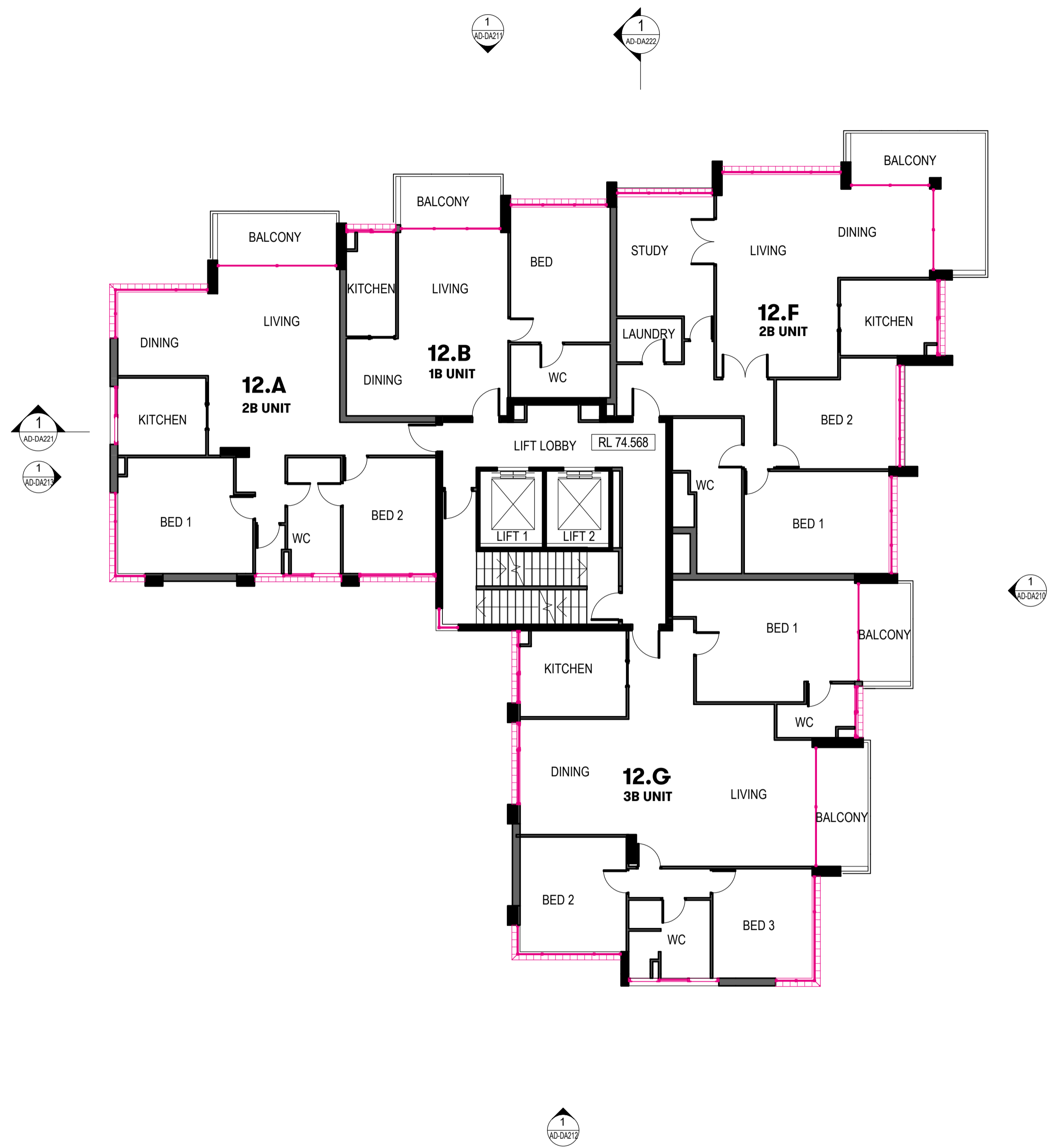
1 EXISTING & DEMOLITION PLAN - TYPICAL LEVEL 2-11
 1:100

2 PROPOSED PLAN - TYPICAL LEVEL 2-11
 1:100

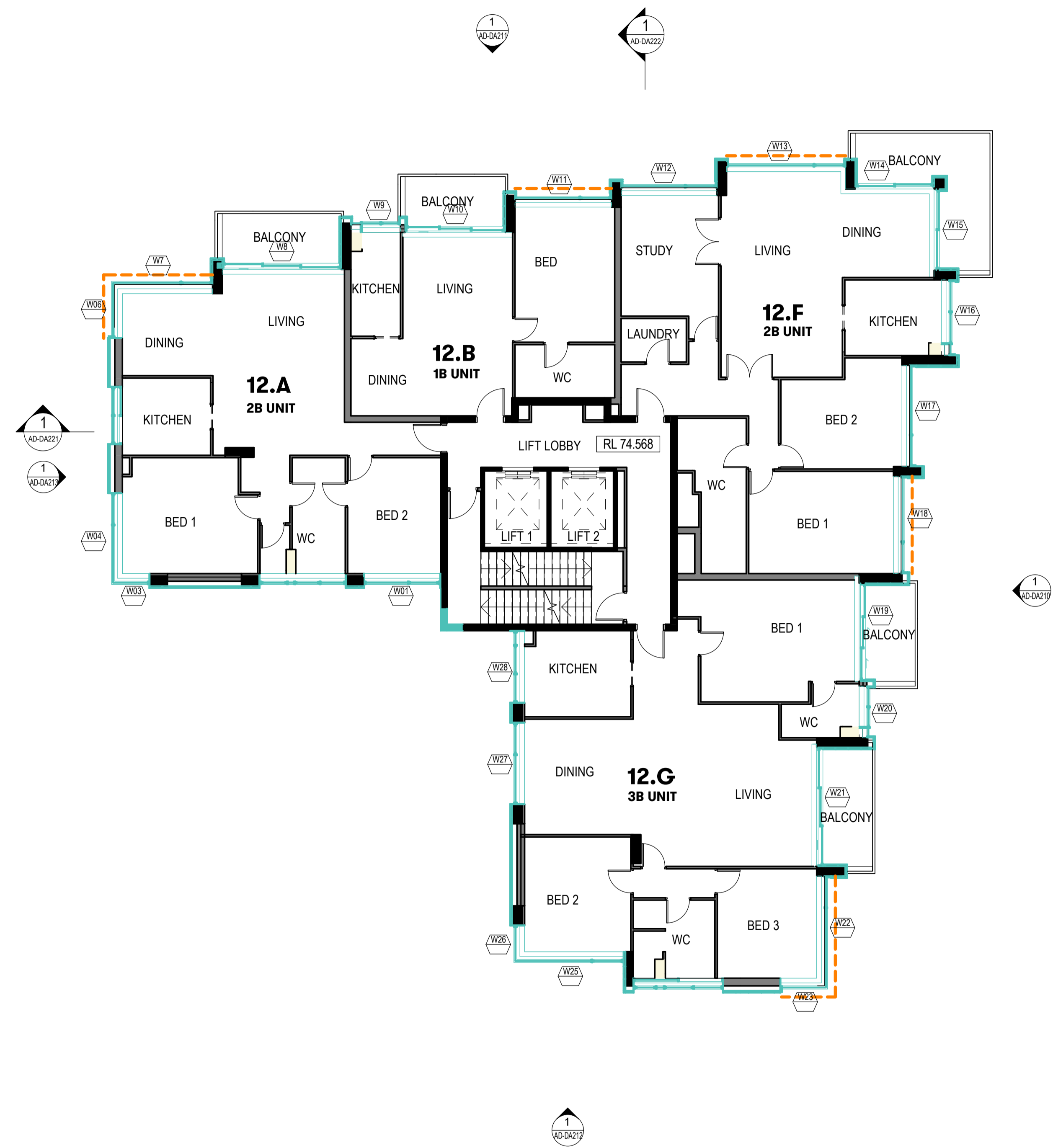
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005991761
 Assessor Name: Amir Givlis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021

5.4
NATIONWIDE HOUSE
 60.3 m² floor area
 Dwelling Address: 31, 3-17 Darling Point Road
 Darling Point, NSW 2027
 www.natbh.gov.au



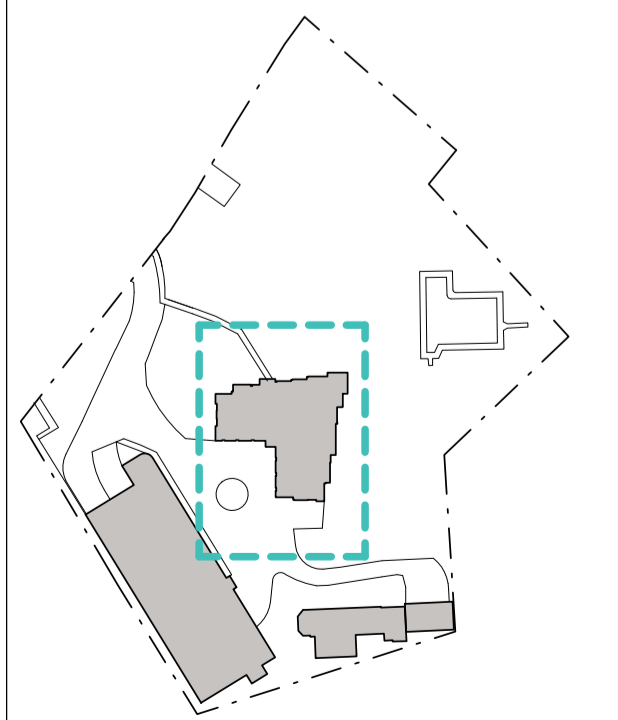
1 EXISTING & DEMOLITION PLAN - TYPICAL LEVEL 12-29
 1 : 100



2 PROPOSED PLAN - TYPICAL LEVEL 12-29
 1 : 100

LEGEND

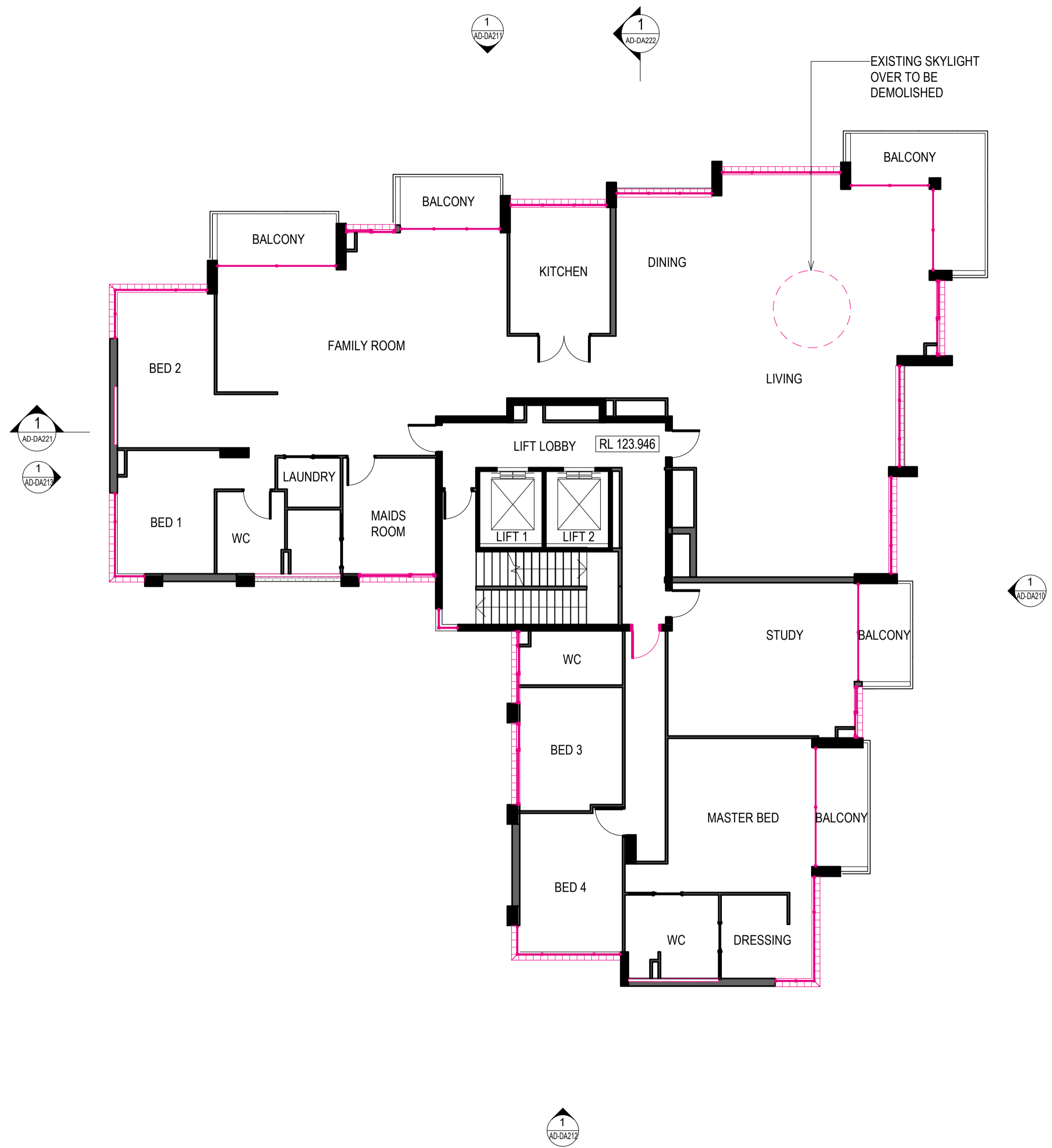
- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING



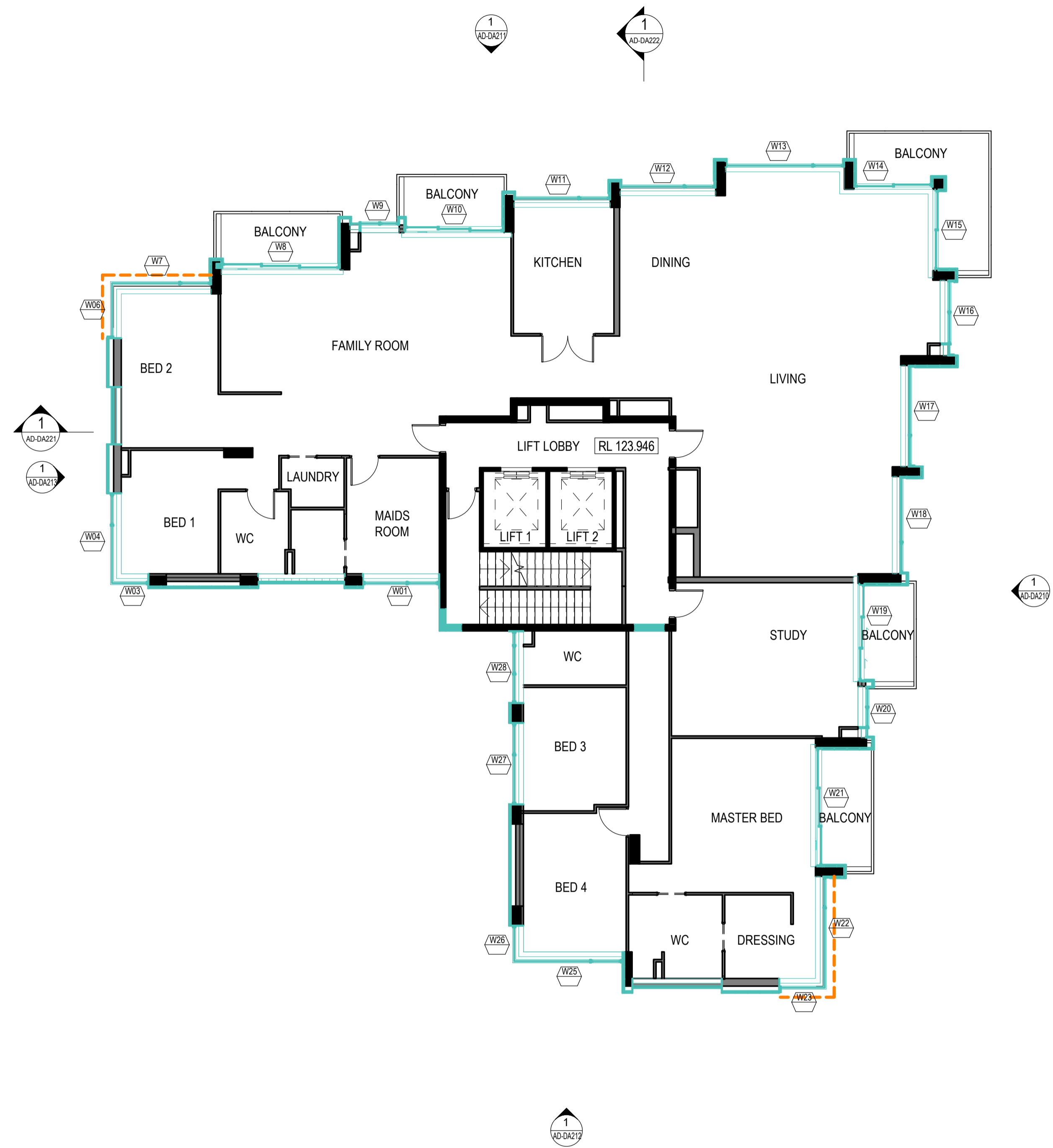
History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005991761
 Assessor Name: Amir Gings
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027
 60.3 sqm
 www.nathers.gov.au

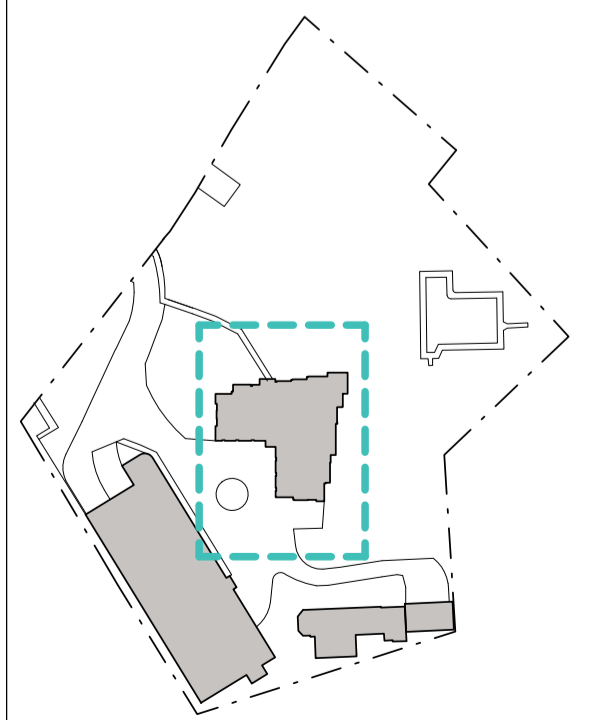


1 EXISTING & DEMOLITION PLAN - LEVEL 30
 1: 100



2 PROPOSED PLAN - LEVEL 30
 1: 100

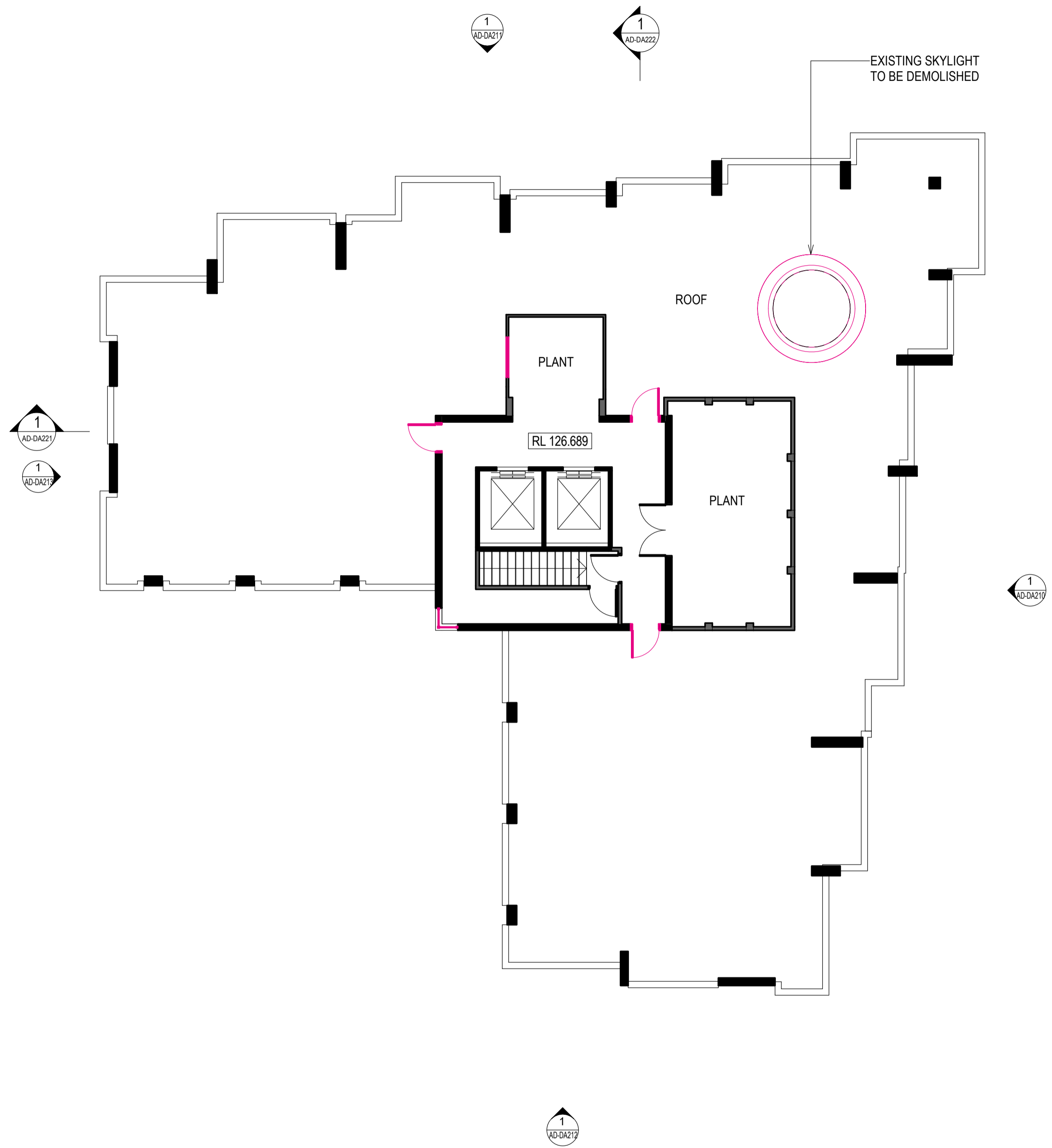
- LEGEND**
- EXISTING DEMOLISHED
 - EXISTING RETAINED
 - PROPOSED WORKS
 - PROPOSED FULL HEIGHT GLAZING



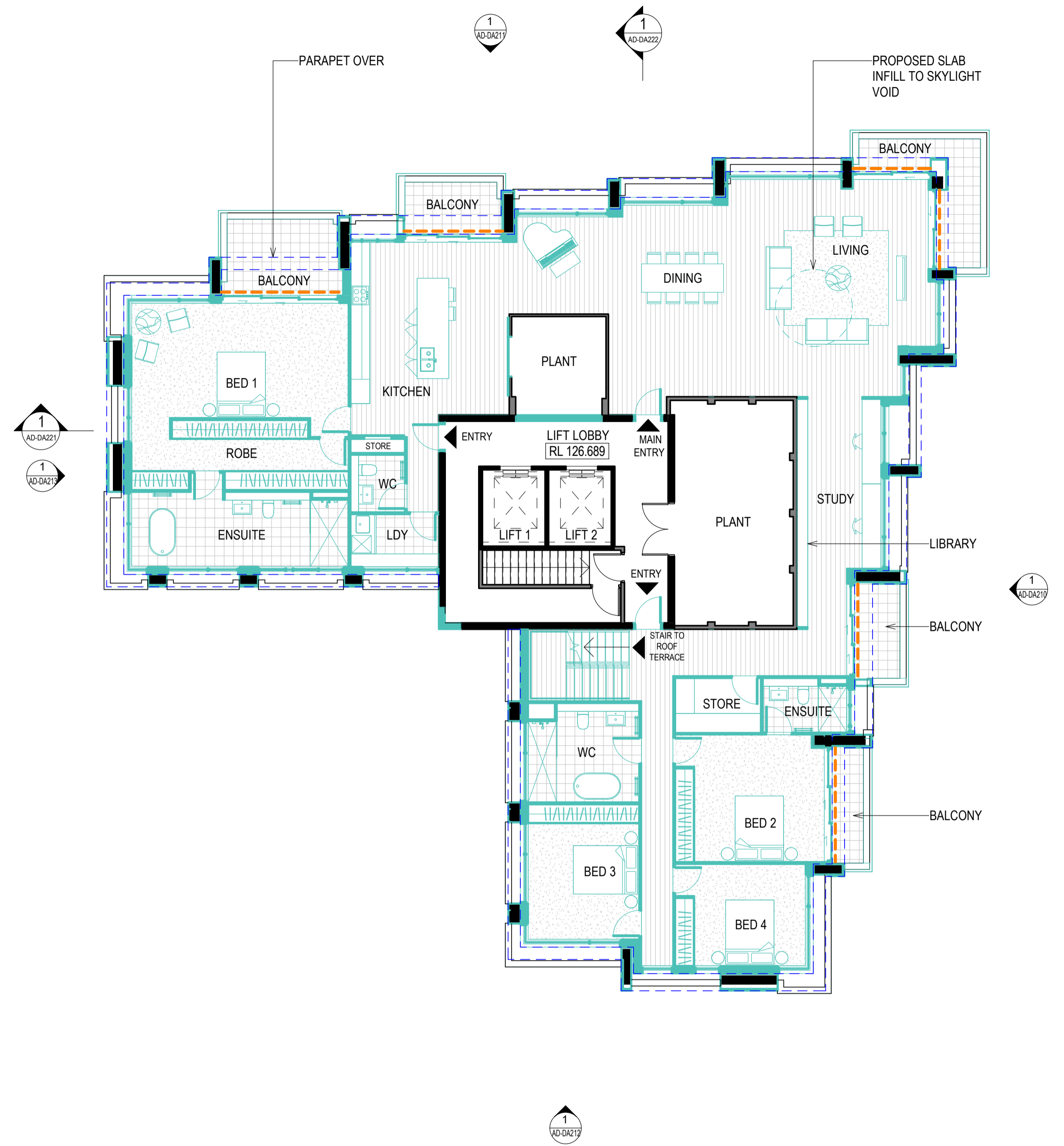
History

[Rev#]	[Description]	[Date]
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
D	PRELIMINARY	10.02.2021
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005991761
 Assessor Name: Amir Givgis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027
 60.3 m² floor area
www.nstb.gov.au

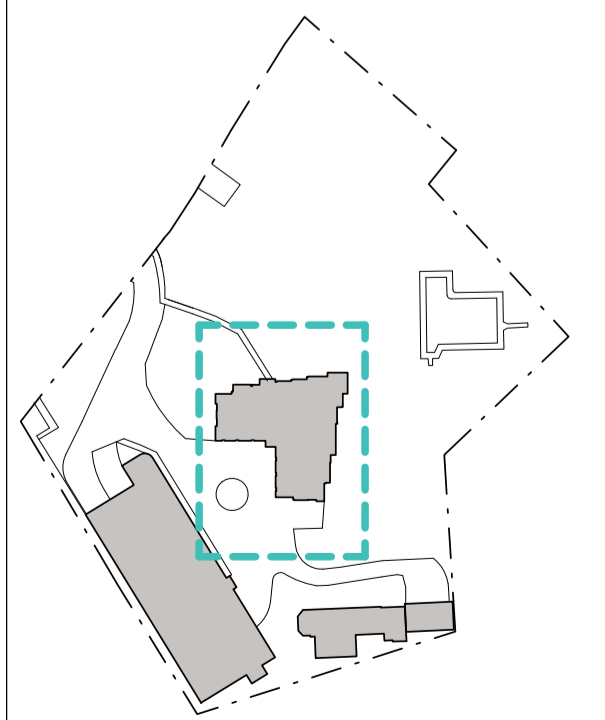


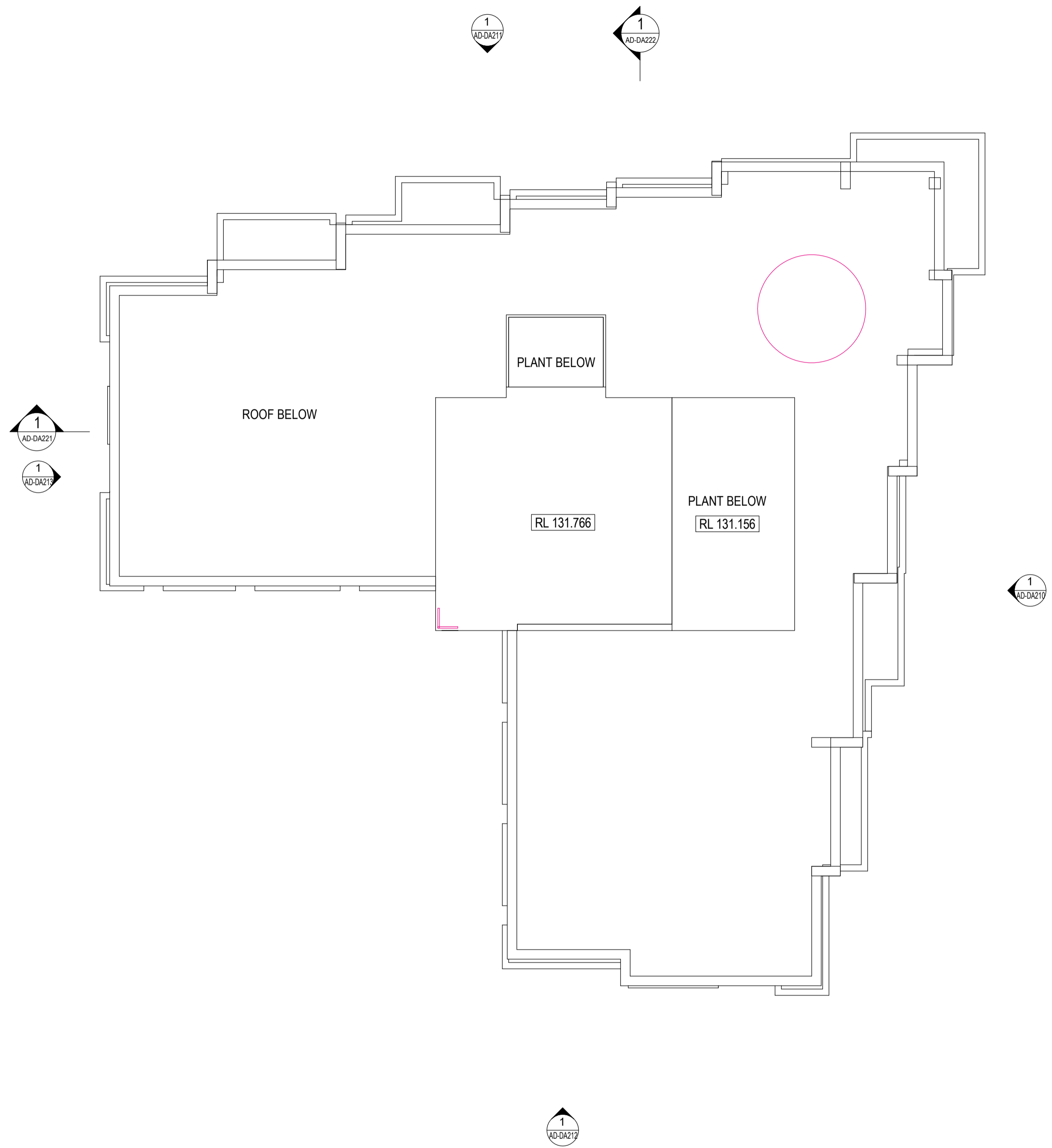
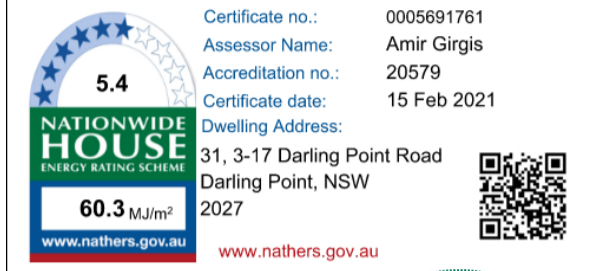
1 EXISTING & DEMOLITION PLAN - LEVEL 31
 1 : 100



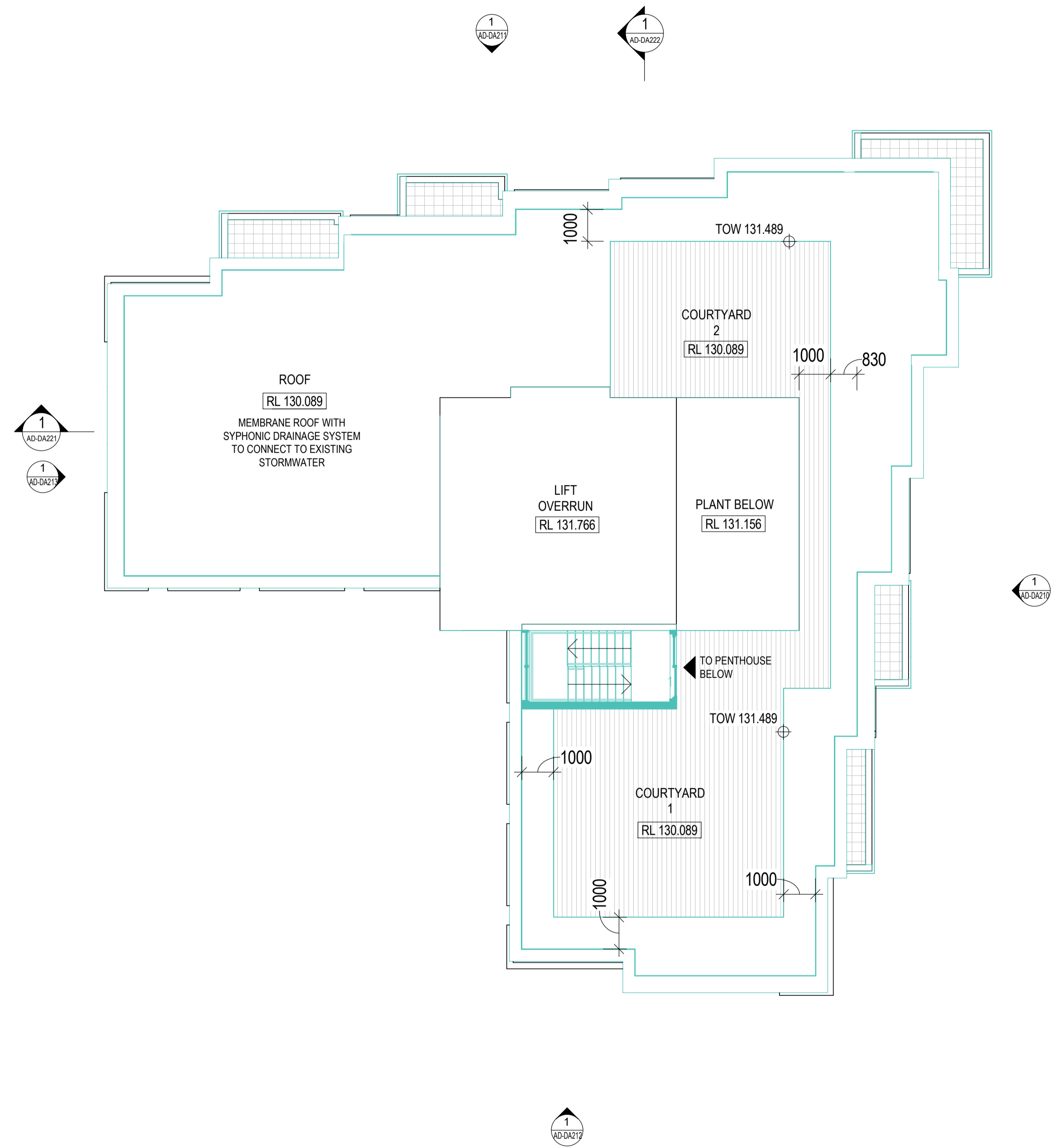
2 PROPOSED PLAN - LEVEL 31 PENTHOUSE
 1 : 100

- LEGEND**
- EXISTING DEMOLISHED
 - EXISTING RETAINED
 - PROPOSED WORKS
 - PROPOSED FULL HEIGHT GLAZING



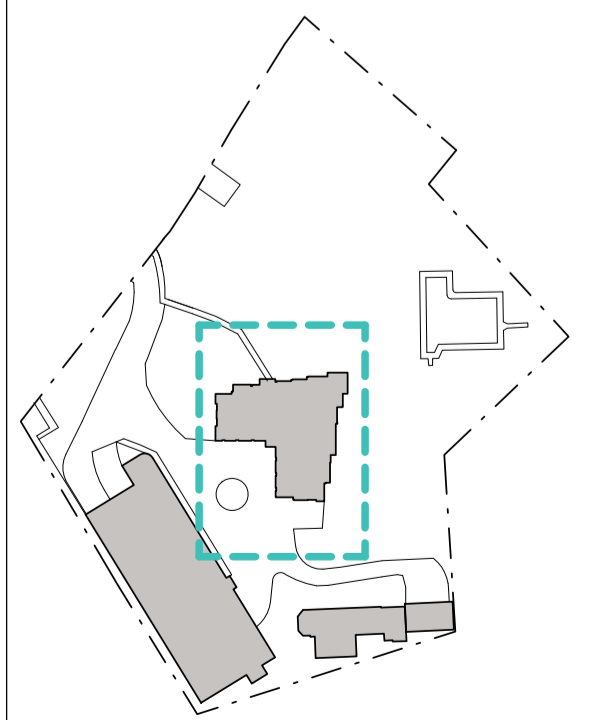


1 EXISTING & DEMOLITION PLAN - ROOF
 1 : 100



2 PROPOSED PLAN - ROOF
 1 : 100

- LEGEND**
- EXISTING DEMOLISHED
 - EXISTING RETAINED
 - PROPOSED WORKS
 - PROPOSED FULL HEIGHT GLAZING

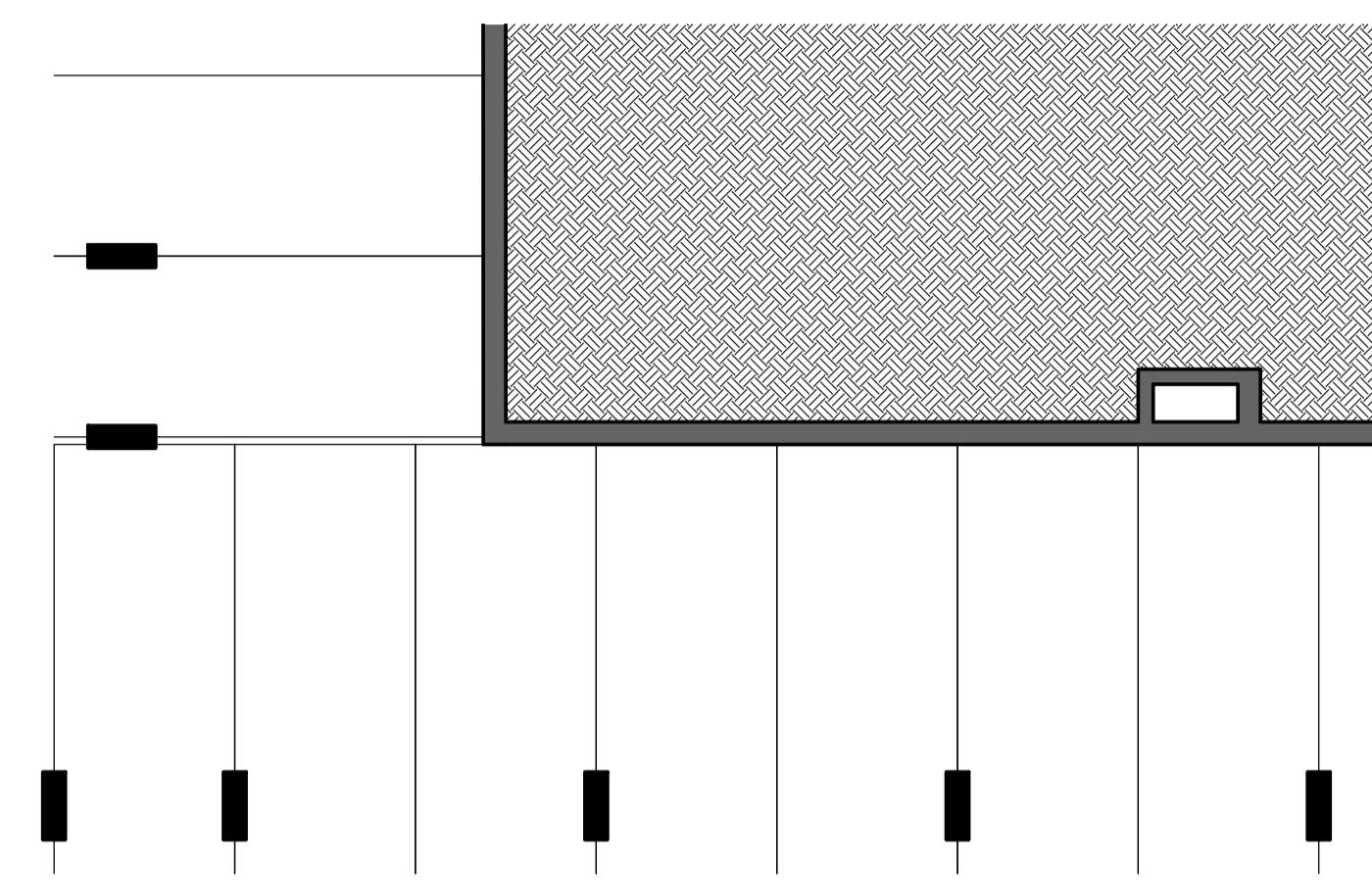
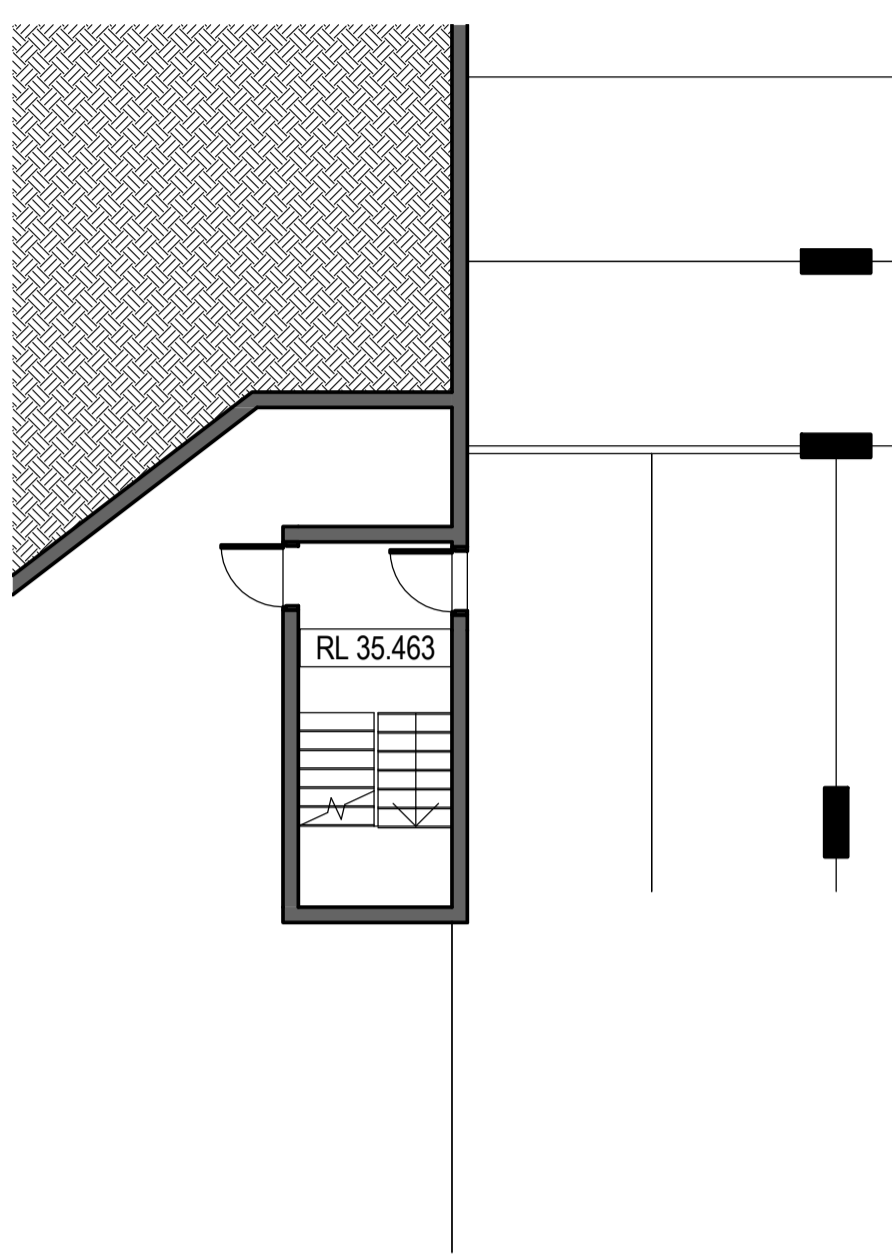


History

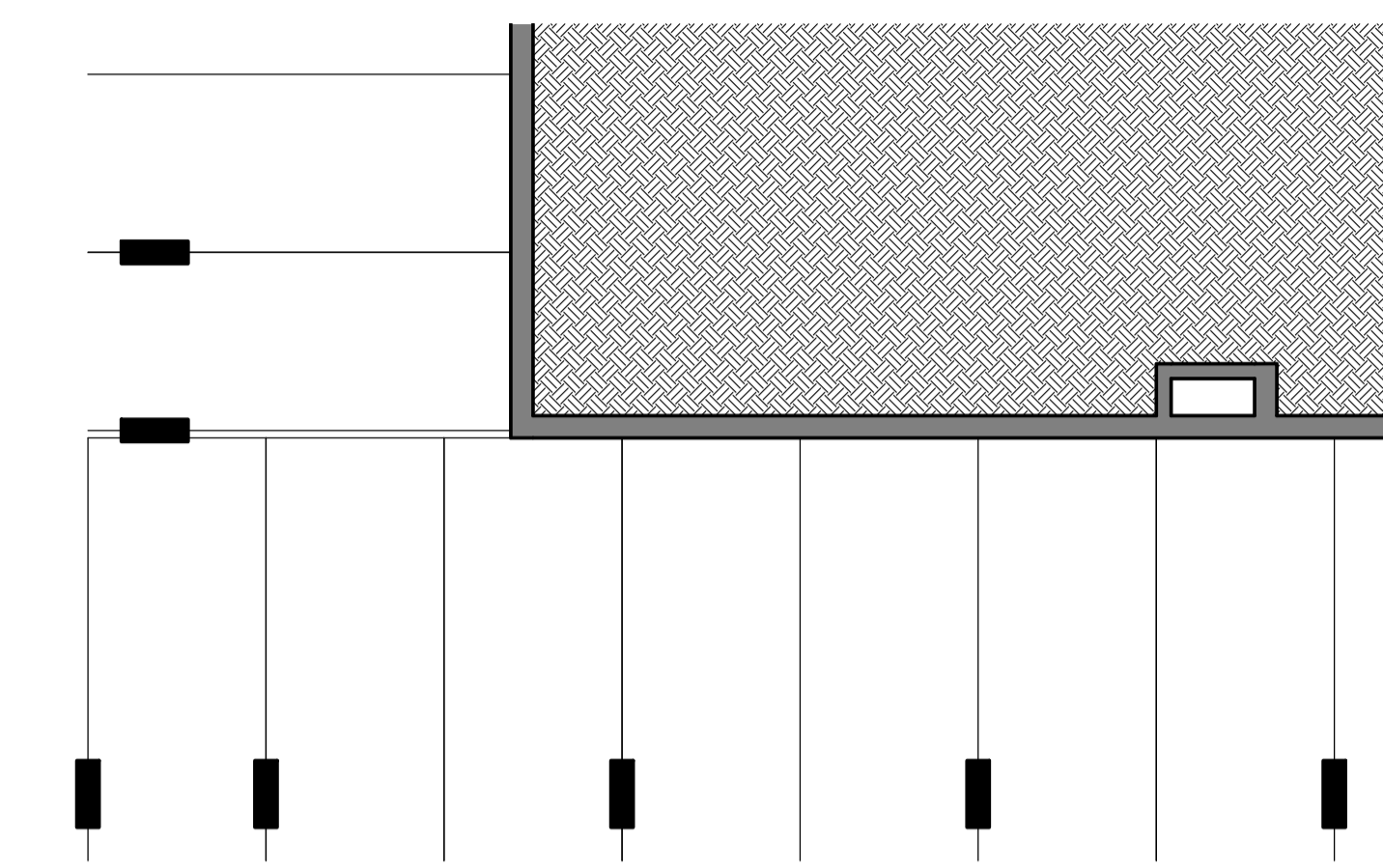
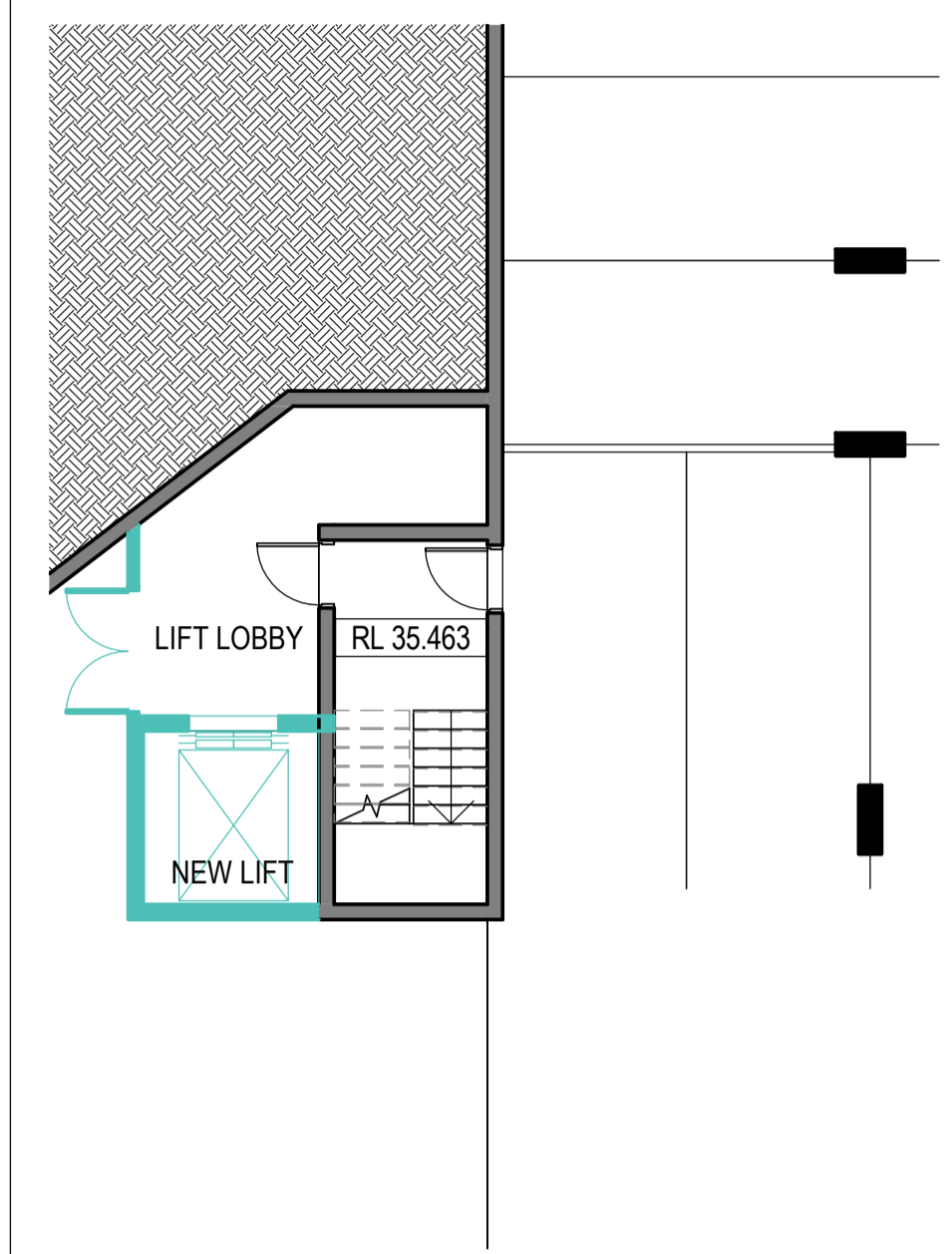
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

5.4
NATIONWIDE HOUSE
 60.3 m² floor
 www.nsw.gov.au

Certificate no.: 0005991761
 Assessor Name: Amir Givlis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027
 www.nsw.gov.au



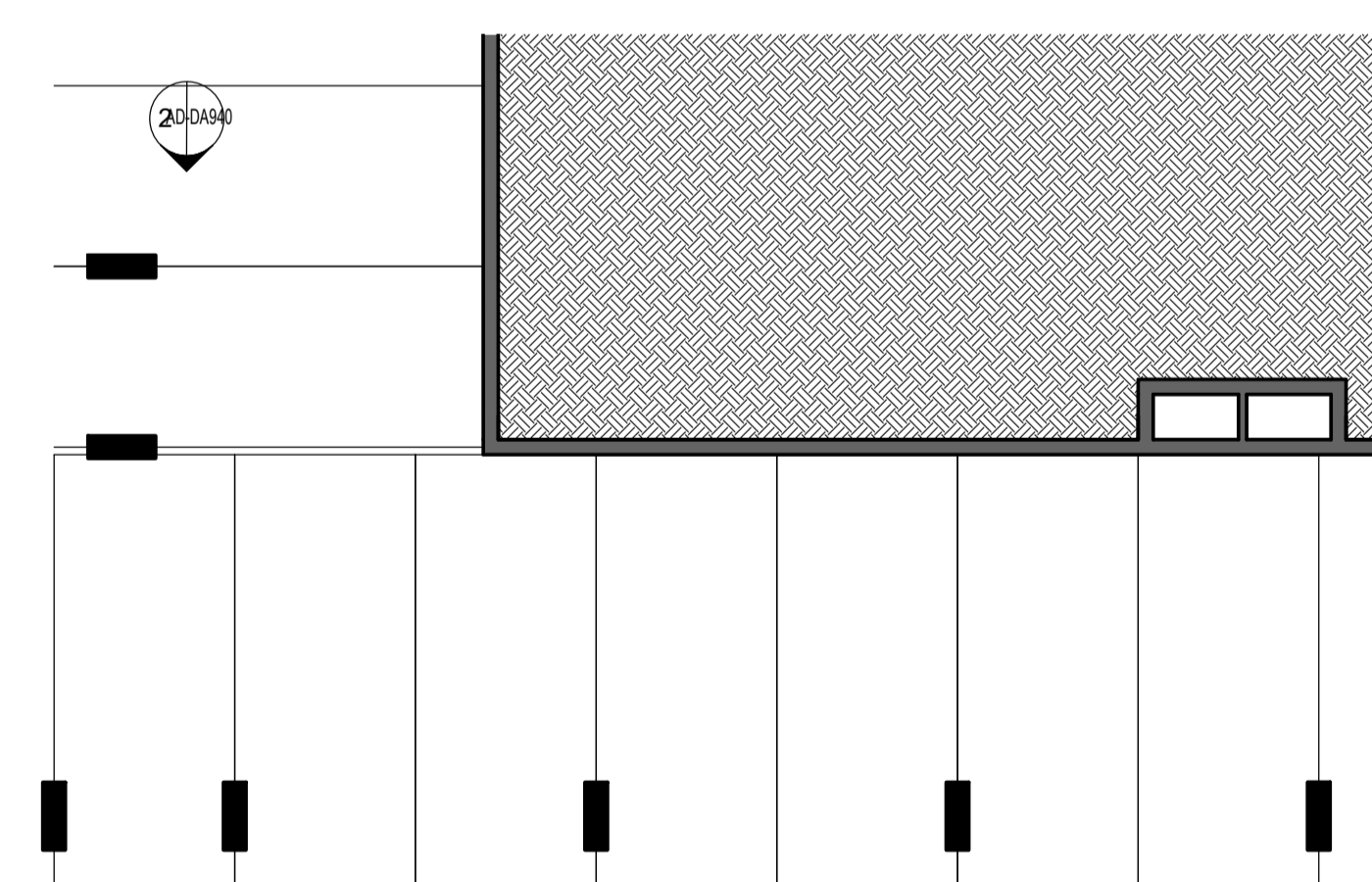
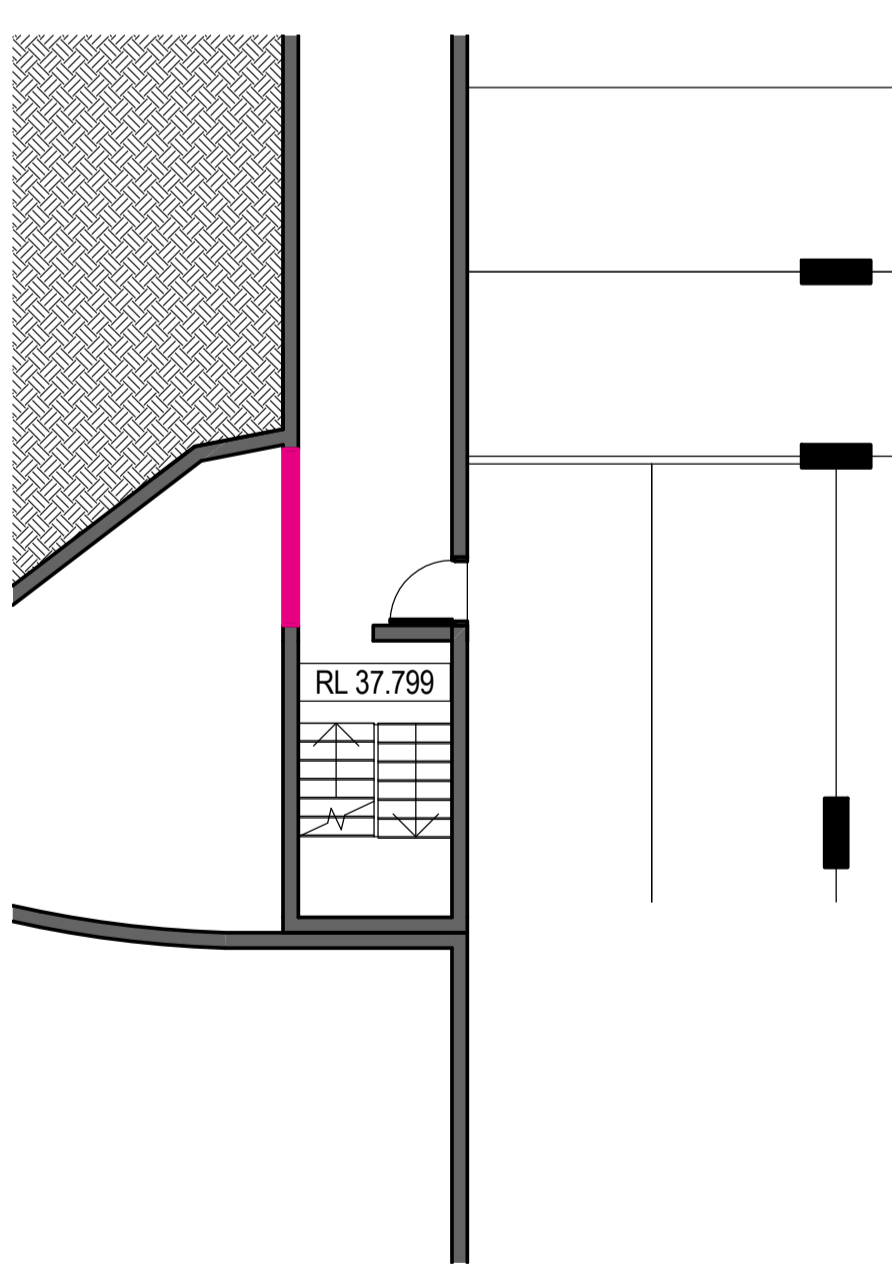
CARPARK LEVEL 1
 RL 35.463



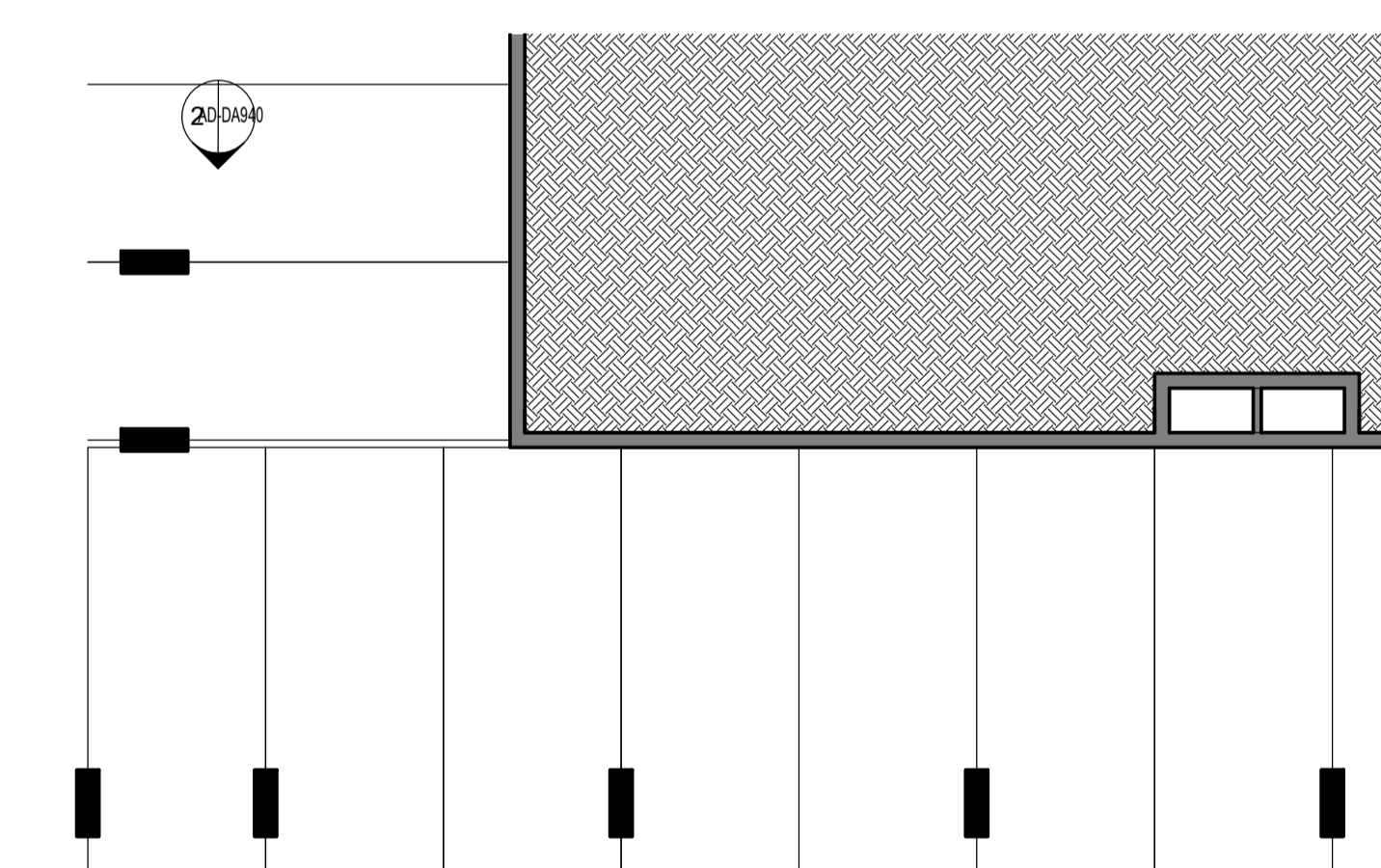
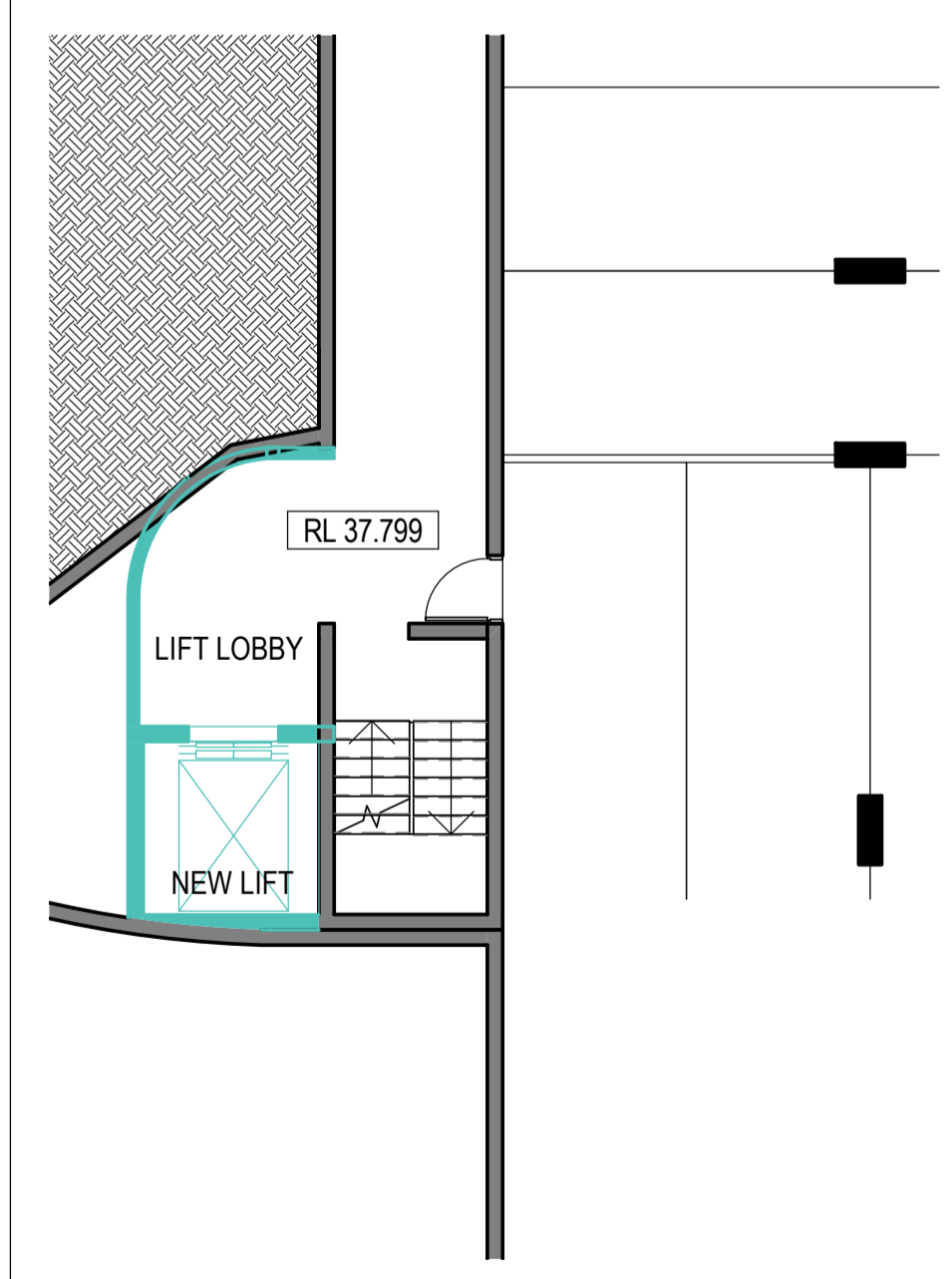
CARPARK LEVEL 1
 RL 35.463

1 EXISTING & DEMOLITION PLAN - CARPARK LEVEL 1
 1 : 100

2 PROPOSED PLAN - CARPARK LEVEL 1
 1 : 100



CARPARK LEVEL 2
 RL 37.799



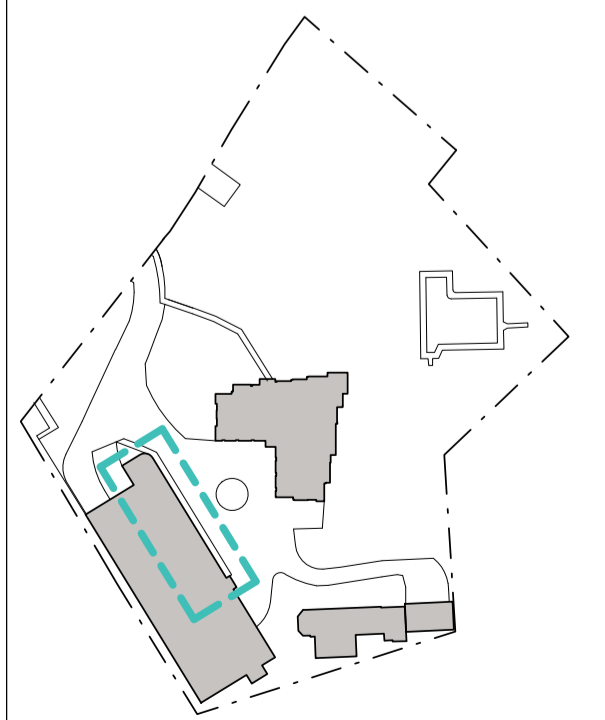
CARPARK LEVEL 2
 RL 37.799

3 EXISTING & DEMOLITION PLAN - CARPARK LEVEL 2
 1 : 100

4 PROPOSED PLAN - CARPARK LEVEL 2
 1 : 100

LEGEND

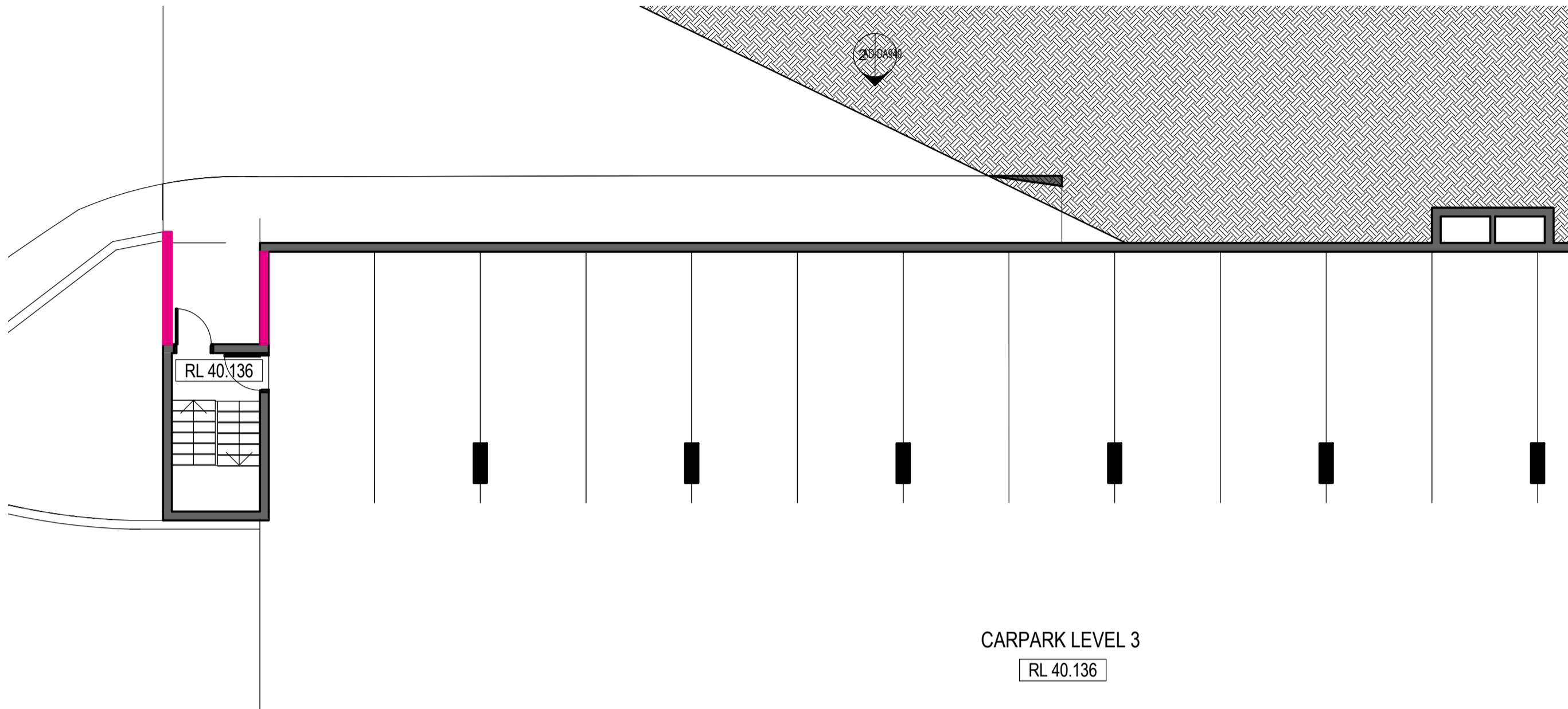
- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING



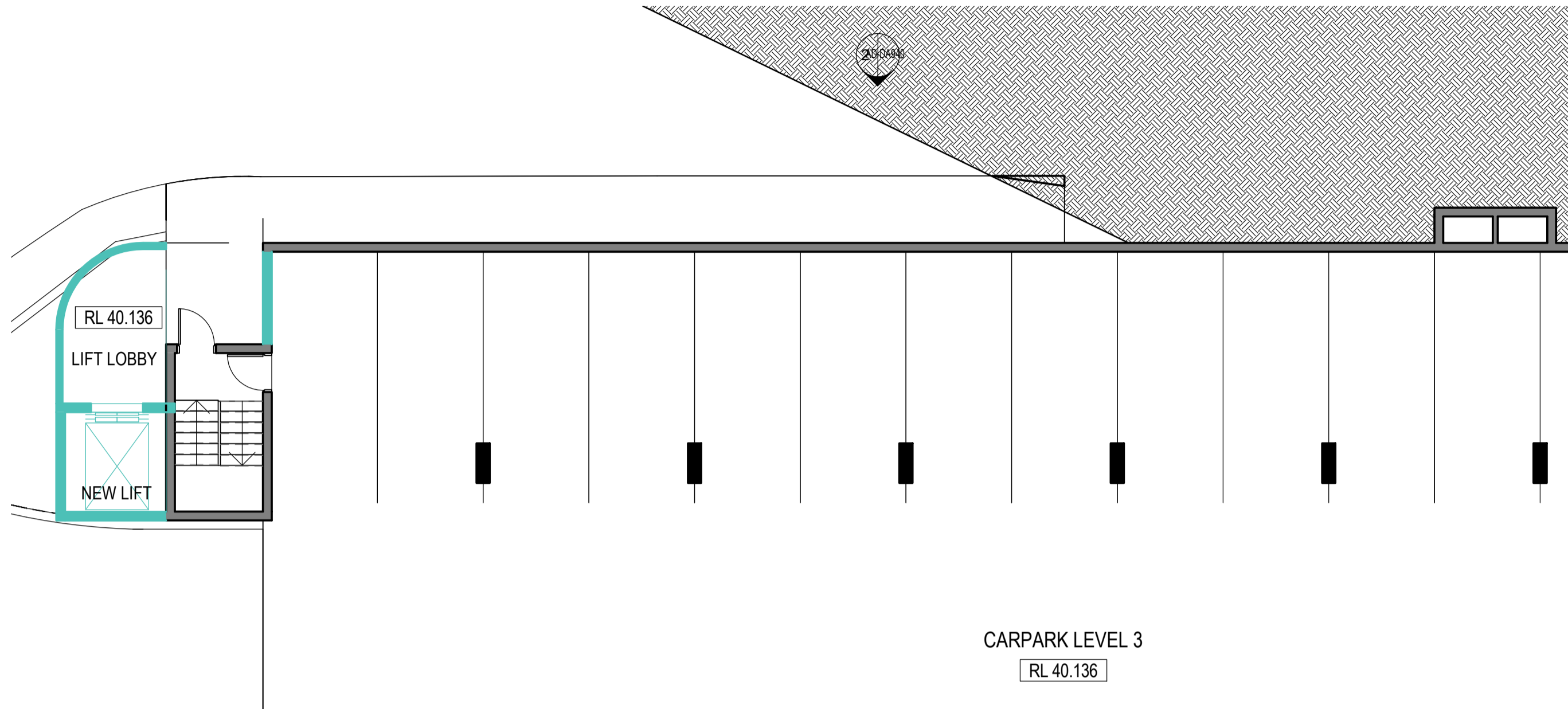
History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

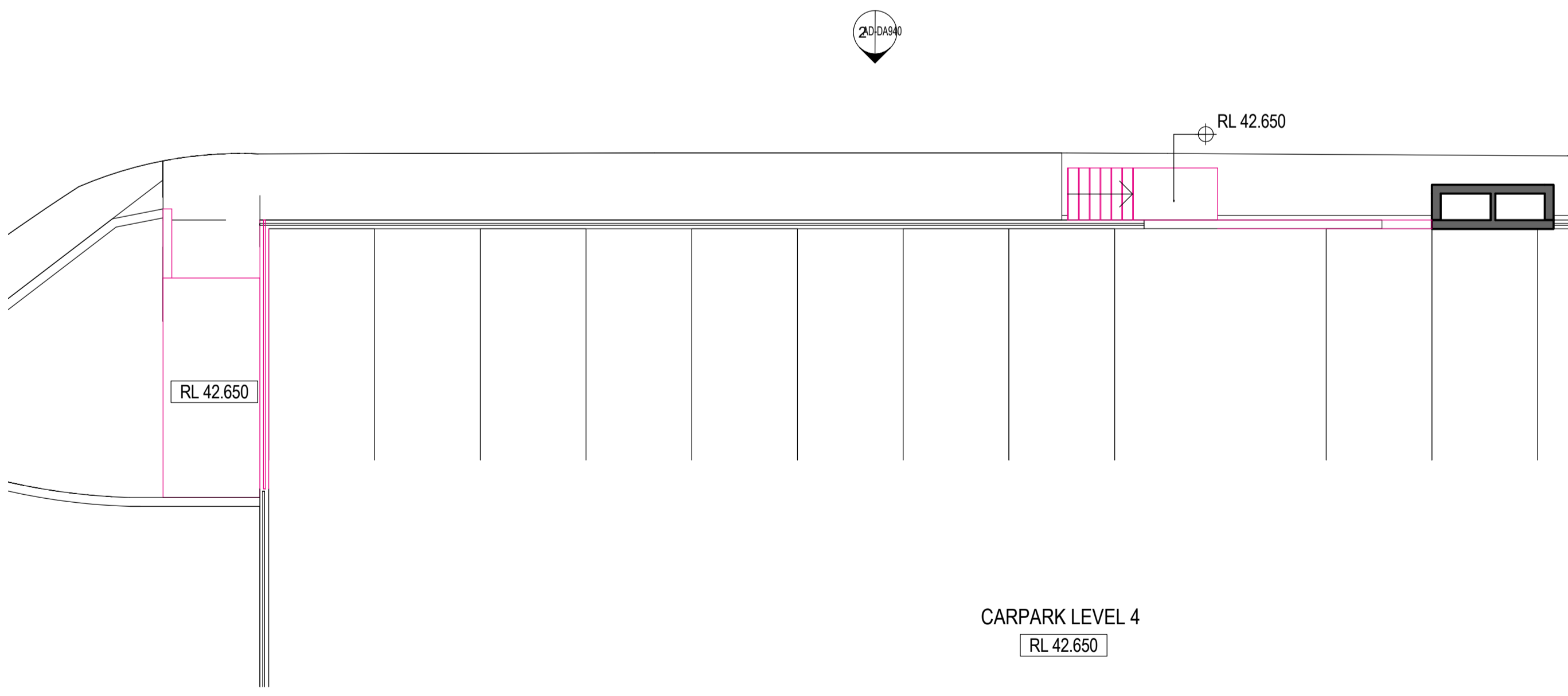
5.4
NATIONWIDE HOUSE
 60.3
 Certificate no.: 0005991761
 Assessor Name: Amir Givlis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027
www.nsw.gov.au



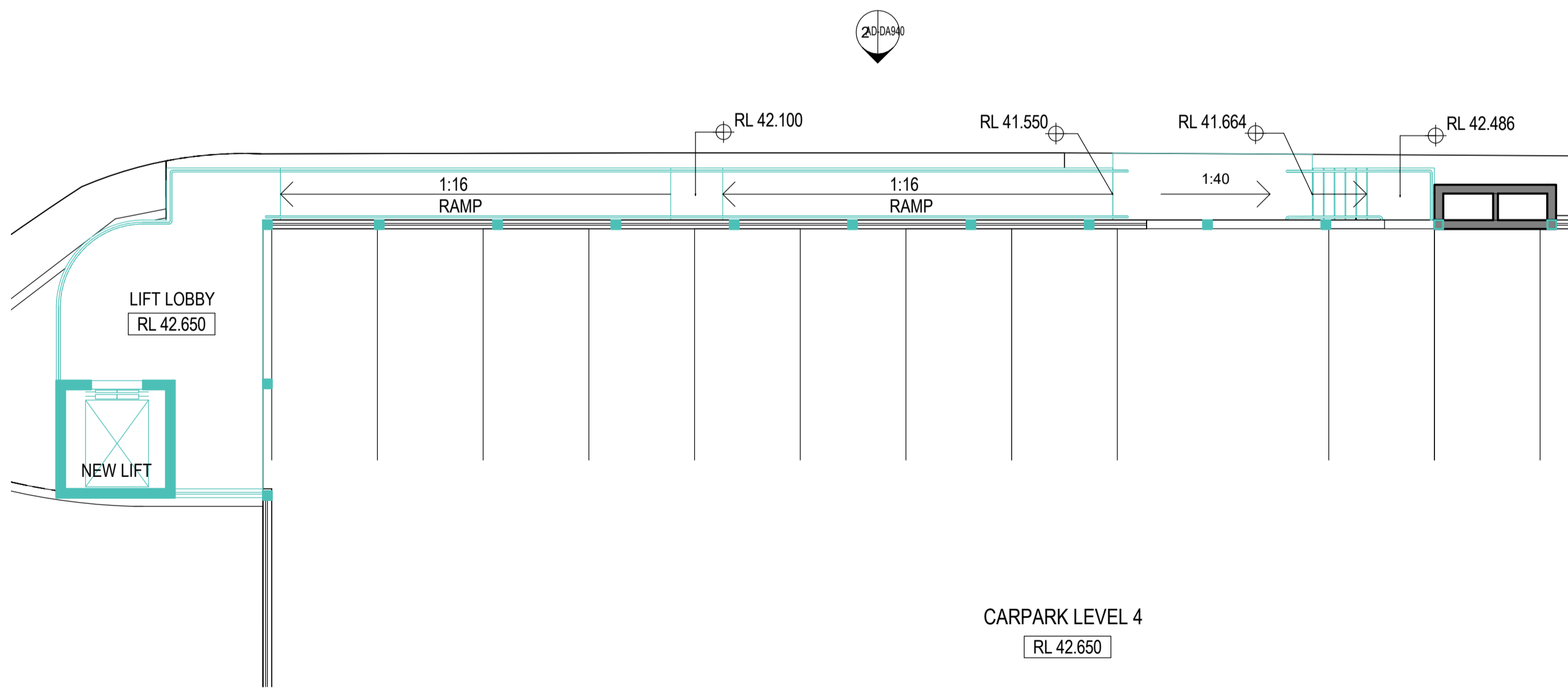
1 EXISTING & DEMOLITION PLAN - CARPARK LEVEL 3
 1 : 100



2 PROPOSED PLAN - CARPARK LEVEL 3
 1 : 100



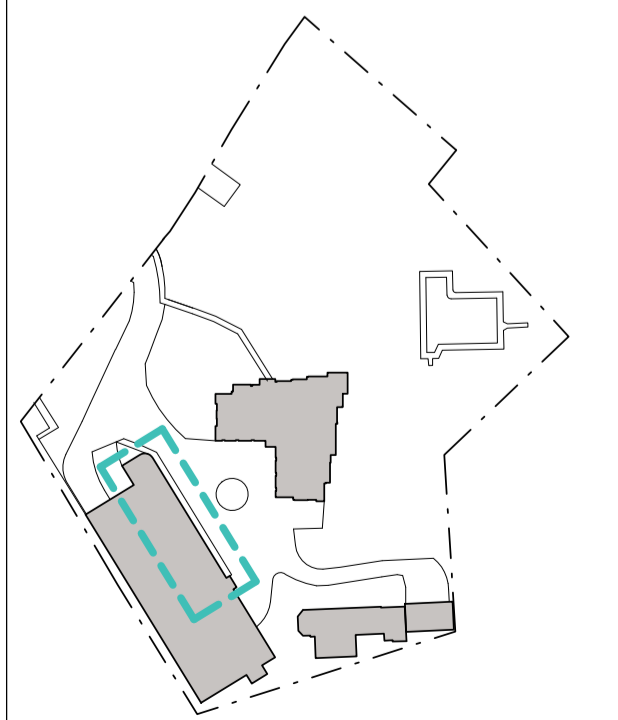
3 EXISTING & DEMOLITION PLAN - CARPARK LEVEL 4
 1 : 100



4 PROPOSED PLAN - CARPARK LEVEL 4
 1 : 100

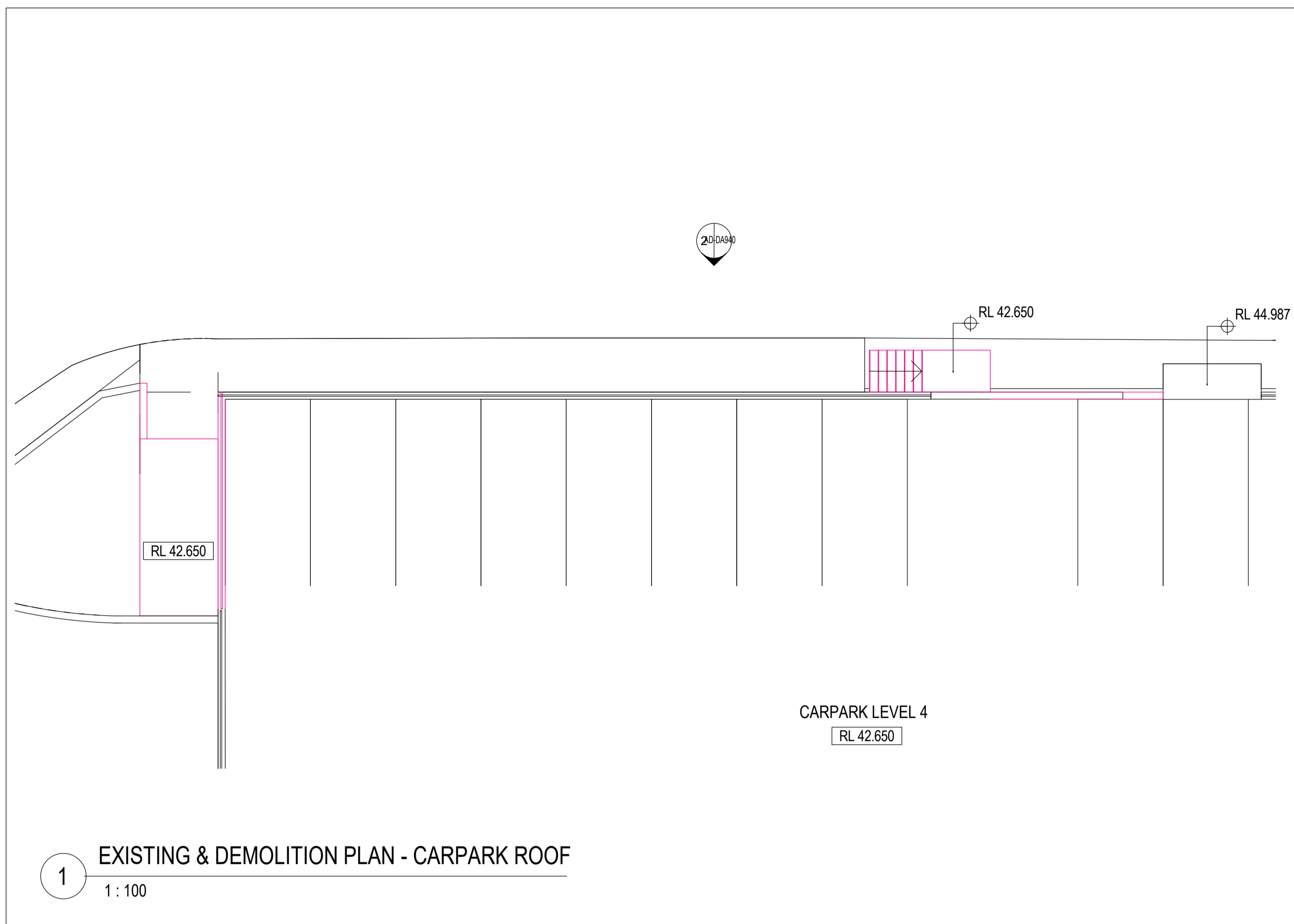
LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING

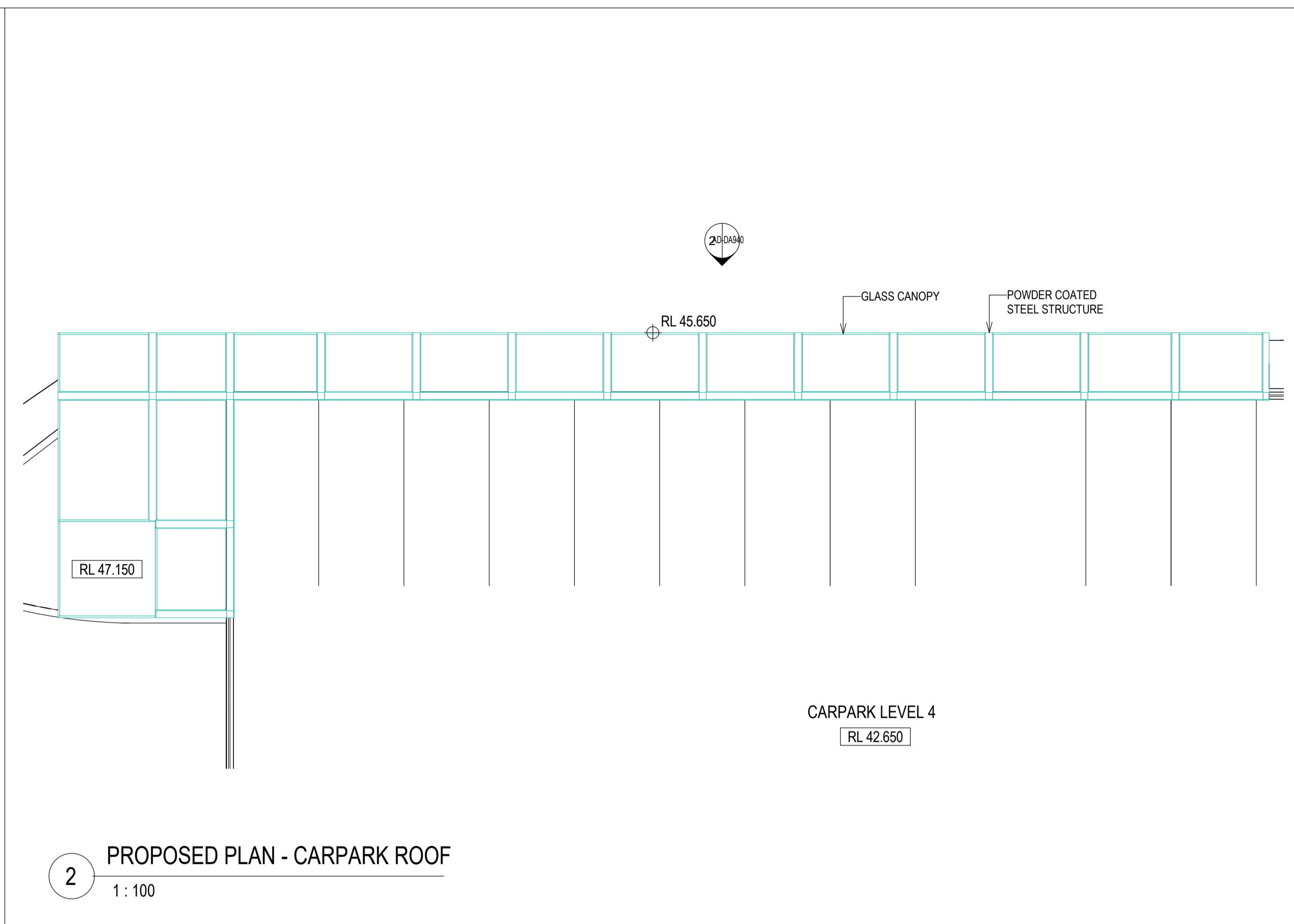


[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

Certificate no.: 0005991761
 Assessor Name: Amir Givgis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address: 31, 3-17 Darling Point Road
 Darling Point, NSW
 2027
www.nsw.gov.au



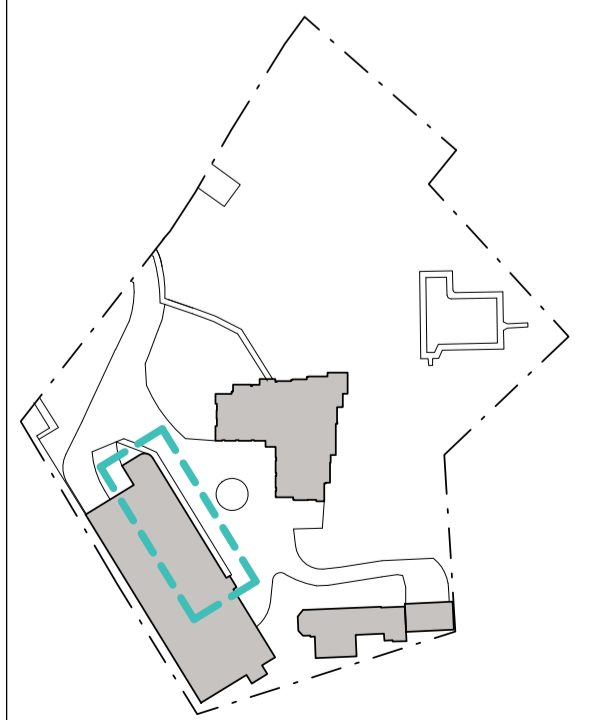
1 EXISTING & DEMOLITION PLAN - CARPARK ROOF
 1 : 100

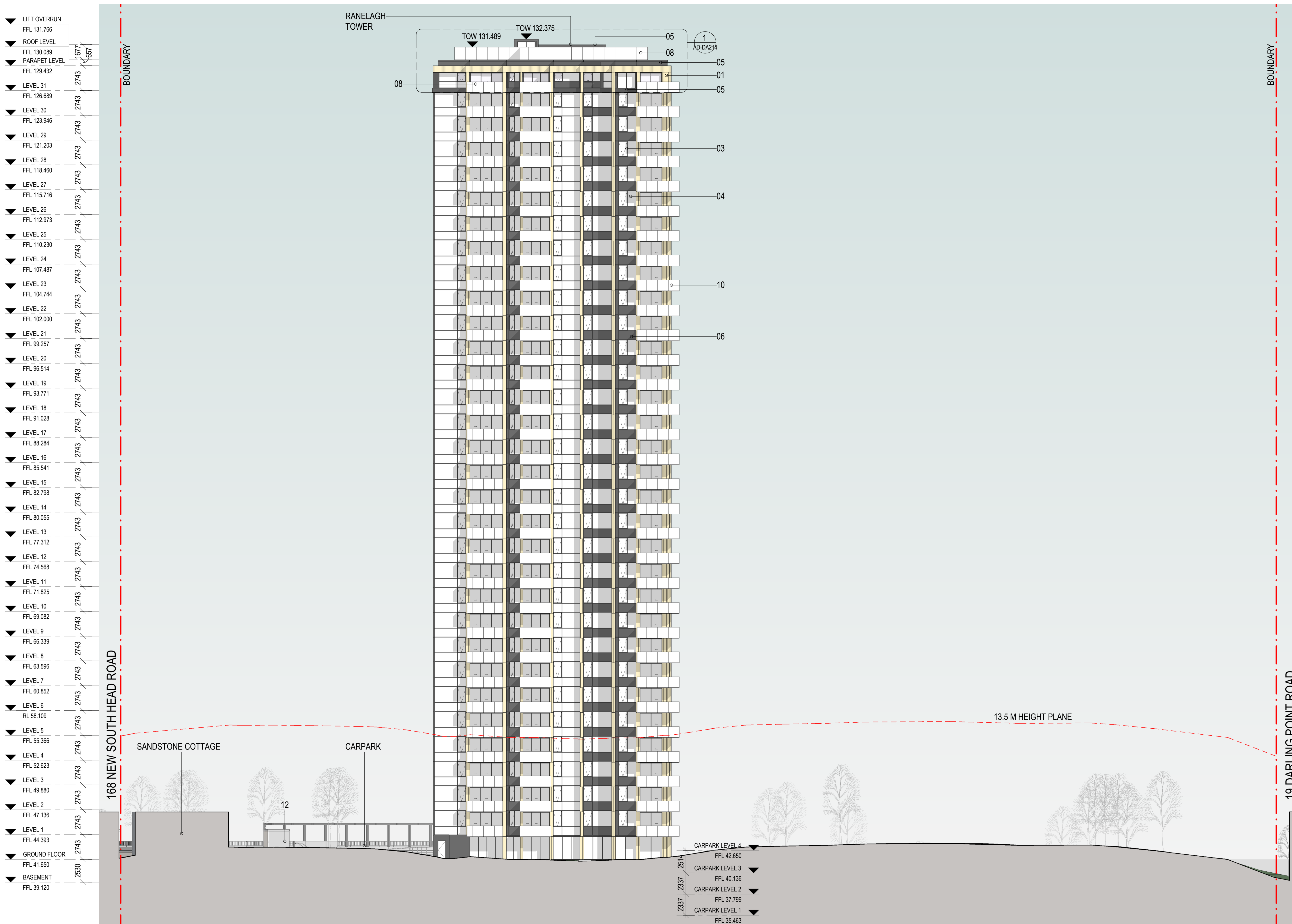


2 PROPOSED PLAN - CARPARK ROOF
 1 : 100

LEGEND

- EXISTING DEMOLISHED
- EXISTING RETAINED
- PROPOSED WORKS
- PROPOSED FULL HEIGHT GLAZING





▼	LIFT OVERRUN	FFL 131.766
▼	ROOF LEVEL	FFL 130.089
▼	PARAPET LEVEL	FFL 129.432
▼	LEVEL 31	FFL 126.689
▼	LEVEL 30	FFL 123.946
▼	LEVEL 29	FFL 121.203
▼	LEVEL 28	FFL 118.460
▼	LEVEL 27	FFL 115.716
▼	LEVEL 26	FFL 112.973
▼	LEVEL 25	FFL 110.230
▼	LEVEL 24	FFL 107.487
▼	LEVEL 23	FFL 104.744
▼	LEVEL 22	FFL 102.000
▼	LEVEL 21	FFL 99.257
▼	LEVEL 20	FFL 96.514
▼	LEVEL 19	FFL 93.771
▼	LEVEL 18	FFL 91.028
▼	LEVEL 17	FFL 88.284
▼	LEVEL 16	FFL 85.541
▼	LEVEL 15	FFL 82.798
▼	LEVEL 14	FFL 80.055
▼	LEVEL 13	FFL 77.312
▼	LEVEL 12	FFL 74.568
▼	LEVEL 11	FFL 71.825
▼	LEVEL 10	FFL 69.082
▼	LEVEL 9	FFL 66.339
▼	LEVEL 8	FFL 63.596
▼	LEVEL 7	FFL 60.852
▼	LEVEL 6	RL 58.109
▼	LEVEL 5	FFL 55.366
▼	LEVEL 4	FFL 52.623
▼	LEVEL 3	FFL 49.880
▼	LEVEL 2	FFL 47.136
▼	LEVEL 1	FFL 44.393
▼	GROUND FLOOR	FFL 41.650
▼	BASEMENT	FFL 39.120

(Status) FOR APPROVAL

(Nom. Architect) Doug Southwell /7362

(File) 20190074-AB-DA001.rvt

(Print Date) 12/02/2021 3:23:53 PM

History

(Rev#)	(Description)	(Date)
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

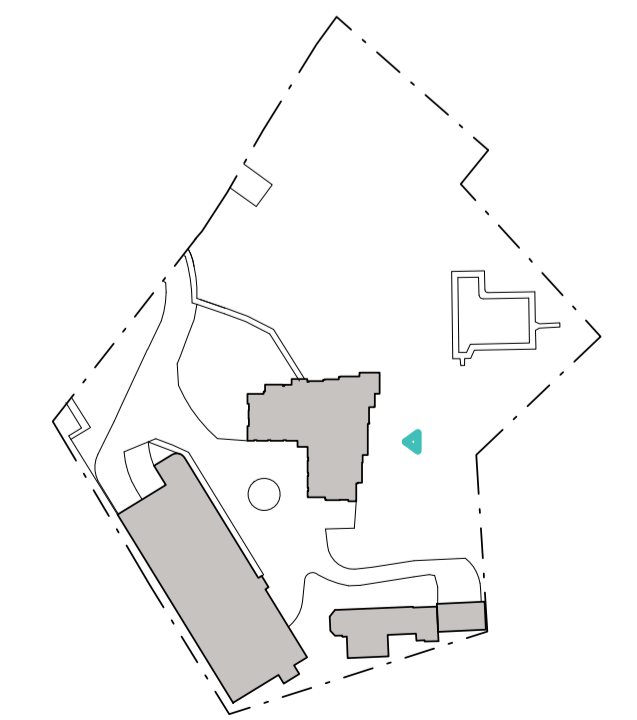
5.4
NATIONWIDE HOUSE
60.3 stars

Certificate no.: 0005991761
Assessor Name: Amir Givgis
Accreditation no.: 20579
Certificate date: 15 Feb 2021

Dwelling Address:
31, 3-17 Darling Point Road
Darling Point, NSW
2027

www.natbh.gov.au

- 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
- 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
- 04. GREY TINTED GLASS
- 05. RENDERED PAINT FINISH DARK GREY COLOUR
- 06. COLOUR BACK GLASS DARK GREY COLOUR
- 07. TIMBER LOOK SOFFIT
- 08. NEW CLEAR GLASS
- 10. EXISTING CLEAR GLASS
- 11. EXISTING SANDSTONE
- 12. EXISTING RENDERED CONCRETE

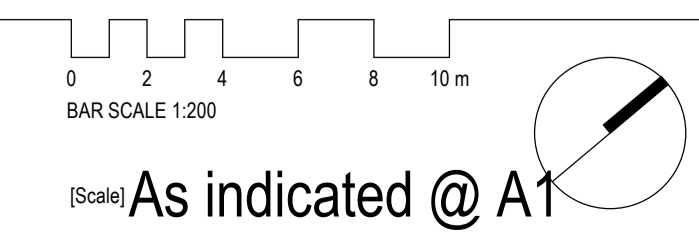


1 PROPOSED - NORTH EAST ELEVATION
1 : 200



Level One, One Chifley Square Sydney NSW 2000 Australia
www.scottcarver.com.au +61 2 9957 3988

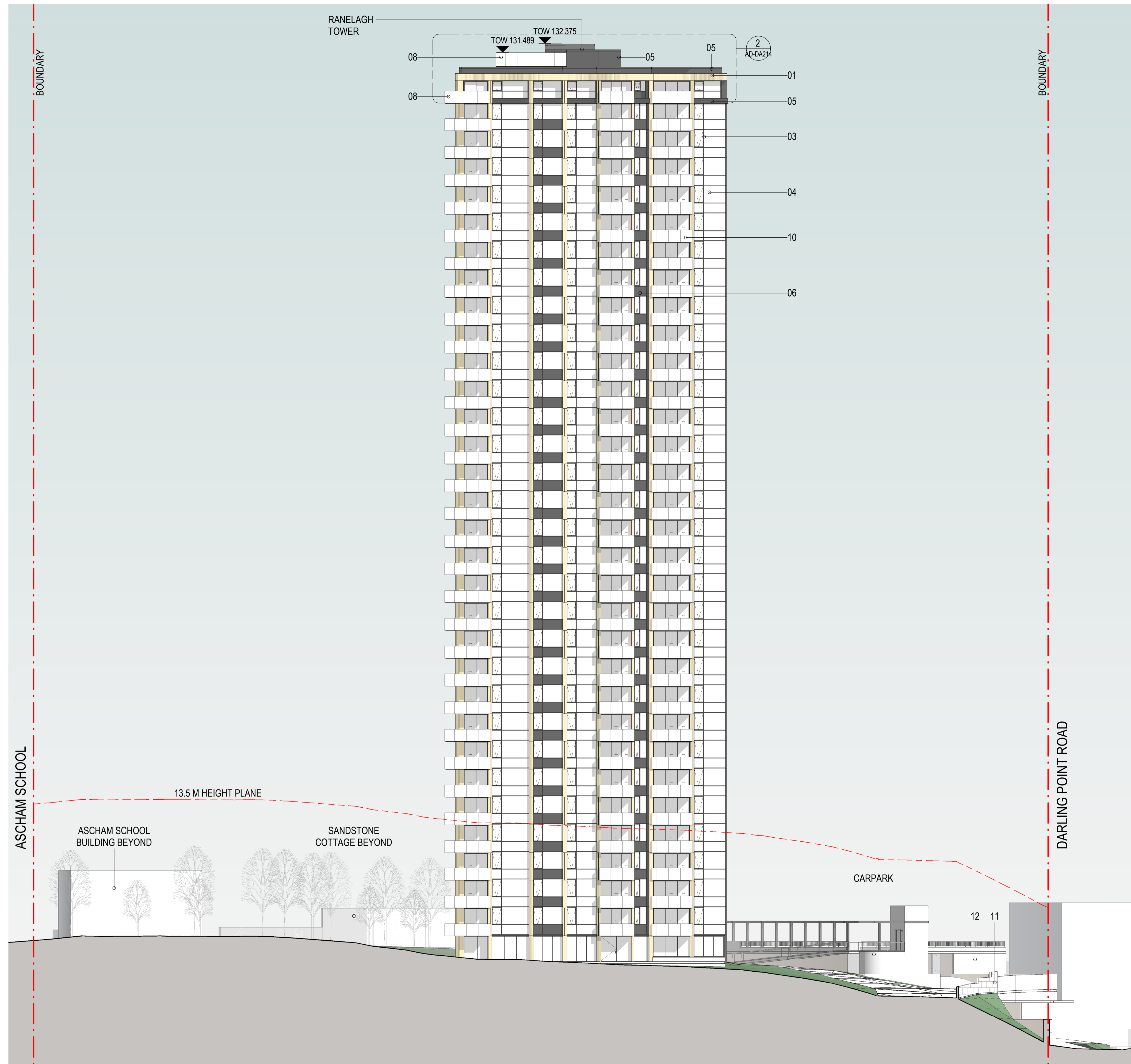
(Project) RANELAGH APARTMENT RENEWAL, DARLING POINT
(Client) MILLE PROJECTS



PROPOSED NORTH EAST ELEVATION
(Ref) 20190074 (Dwg No) AD-DA210 (Rev) 1

▼ LIFT OVERRUN	FFL 131.766
▼ ROOF LEVEL	FFL 130.089
▼ PARAPET LEVEL	FFL 129.432
▼ LEVEL 31	FFL 126.689
▼ LEVEL 30	FFL 123.946
▼ LEVEL 29	FFL 121.203
▼ LEVEL 28	FFL 118.460
▼ LEVEL 27	FFL 115.716
▼ LEVEL 26	FFL 112.973
▼ LEVEL 25	FFL 110.230
▼ LEVEL 24	FFL 107.487
▼ LEVEL 23	FFL 104.744
▼ LEVEL 22	FFL 102.000
▼ LEVEL 21	FFL 99.257
▼ LEVEL 20	FFL 96.514
▼ LEVEL 19	FFL 93.771
▼ LEVEL 18	FFL 91.028
▼ LEVEL 17	FFL 88.284
▼ LEVEL 16	FFL 85.541
▼ LEVEL 15	FFL 82.798
▼ LEVEL 14	FFL 80.055
▼ LEVEL 13	FFL 77.312
▼ LEVEL 12	FFL 74.568
▼ LEVEL 11	FFL 71.825
▼ LEVEL 10	FFL 69.082
▼ LEVEL 9	FFL 66.339
▼ LEVEL 8	FFL 63.596
▼ LEVEL 7	FFL 60.852
▼ LEVEL 6	RL 58.109
▼ LEVEL 5	FFL 55.366
▼ LEVEL 4	FFL 52.623
▼ LEVEL 3	FFL 49.880
▼ LEVEL 2	FFL 47.136
▼ LEVEL 1	FFL 44.393
▼ GROUND FLOOR	FFL 41.650
▼ BASEMENT	FFL 39.120

▼ CARPARK LEVEL 4	FFL 42.650
▼ CARPARK LEVEL 3	FFL 40.136
▼ CARPARK LEVEL 2	FFL 37.799
▼ CARPARK LEVEL 1	FFL 35.463



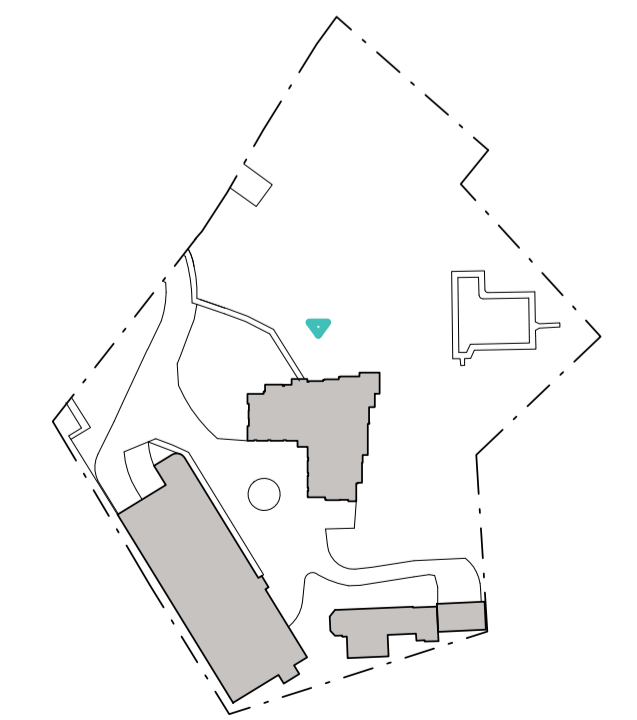
[Status] FOR APPROVAL
 [Nom. Architect] Doug Southwell /7362
 [File] 20190074-AB-DA001.rvt
 [Print Date] 12/02/2021 3:27:11 PM

History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

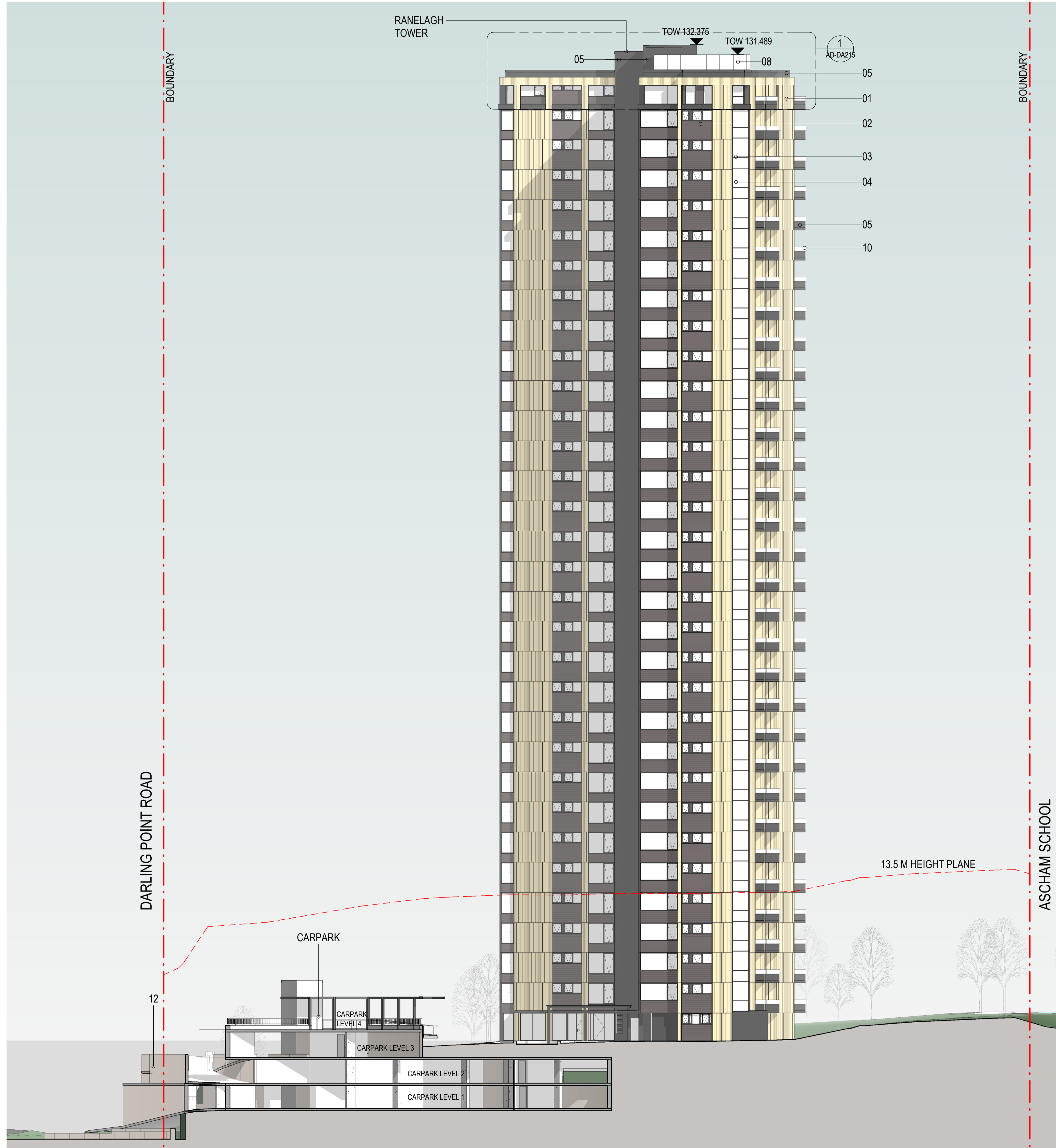


- 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
- 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
- 04. GREY TINTED GLASS
- 05. RENDERED PAINT FINISH DARK GREY COLOUR
- 06. COLOUR BACK GLASS DARK GREY COLOUR
- 07. TIMBER LOOK SOFFIT
- 08. NEW CLEAR GLASS
- 10. EXISTING CLEAR GLASS
- 11. EXISTING SANDSTONE
- 12. EXISTING RENDERED CONCRETE



1 PROPOSED - NORTH WEST ELEVATION
 1 : 200

▼ LIFT OVERRUN	FFL 131.766
▼ ROOF LEVEL	FFL 130.089
▼ PARAPET LEVEL	FFL 129.432
▼ LEVEL 31	FFL 126.689
▼ LEVEL 30	FFL 123.946
▼ LEVEL 29	FFL 121.203
▼ LEVEL 28	FFL 118.460
▼ LEVEL 27	FFL 115.716
▼ LEVEL 26	FFL 112.973
▼ LEVEL 25	FFL 110.230
▼ LEVEL 24	FFL 107.487
▼ LEVEL 23	FFL 104.744
▼ LEVEL 22	FFL 102.000
▼ LEVEL 21	FFL 99.257
▼ LEVEL 20	FFL 96.514
▼ LEVEL 19	FFL 93.771
▼ LEVEL 18	FFL 91.028
▼ LEVEL 17	FFL 88.284
▼ LEVEL 16	FFL 85.541
▼ LEVEL 15	FFL 82.798
▼ LEVEL 14	FFL 80.055
▼ LEVEL 13	FFL 77.312
▼ LEVEL 12	FFL 74.568
▼ LEVEL 11	FFL 71.825
▼ LEVEL 10	FFL 69.082
▼ LEVEL 9	FFL 66.339
▼ LEVEL 8	FFL 63.596
▼ LEVEL 7	FFL 60.852
▼ LEVEL 6	RL 58.109
▼ LEVEL 5	FFL 55.366
▼ LEVEL 4	FFL 52.623
▼ LEVEL 3	FFL 49.880
▼ LEVEL 2	FFL 47.136
▼ LEVEL 1	FFL 44.393
▼ GROUND FLOOR	FFL 41.650
▼ BASEMENT	FFL 39.120
▼ CARPARK LEVEL 4	FFL 42.650
▼ CARPARK LEVEL 3	FFL 40.136
▼ CARPARK LEVEL 2	FFL 37.799
▼ CARPARK LEVEL 1	FFL 35.463

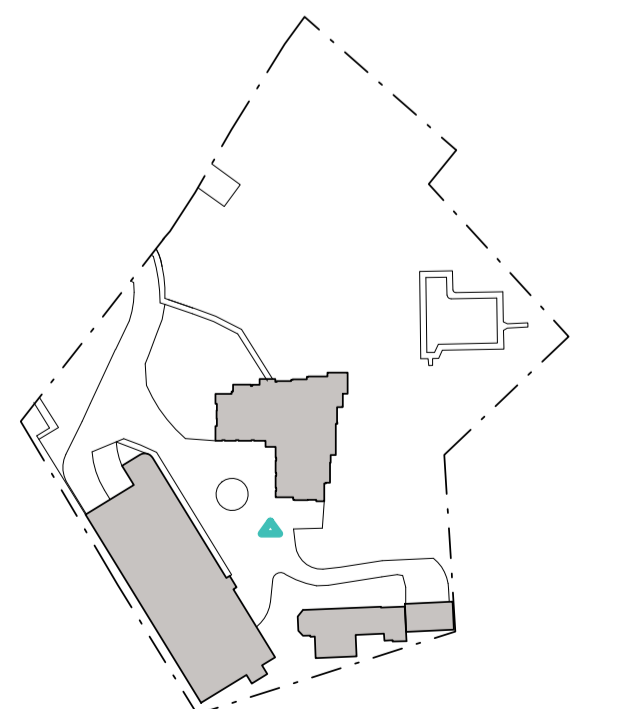


(Status) FOR APPROVAL
 (Nom. Architect) Doug Southwell /7362
 (File) 20190074-AB-DA001.rvt
 (Print Date) 12/02/2021 3:25:36 PM

History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021



- 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
- 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
- 04. GREY TINTED GLASS
- 05. RENDERED PAINT FINISH DARK GREY COLOUR
- 06. COLOUR BACK GLASS DARK GREY COLOUR
- 07. TIMBER LOOK SOFFIT
- 08. NEW CLEAR GLASS
- 10. EXISTING CLEAR GLASS
- 11. EXISTING SANDSTONE
- 12. EXISTING RENDERED CONCRETE



1 PROPOSED - SOUTH EAST ELEVATION
 1 : 200

▼ LIFT OVERRUN	
▼ FFL 131.766	
▼ ROOF LEVEL	
▼ FFL 130.089	
▼ PARAPET LEVEL	
▼ FFL 129.432	
▼ LEVEL 31	2743
▼ FFL 126.689	
▼ LEVEL 30	2743
▼ FFL 123.946	
▼ LEVEL 29	2743
▼ FFL 121.203	
▼ LEVEL 28	2743
▼ FFL 118.460	
▼ LEVEL 27	2743
▼ FFL 115.716	
▼ LEVEL 26	2743
▼ FFL 112.973	
▼ LEVEL 25	2743
▼ FFL 110.230	
▼ LEVEL 24	2743
▼ FFL 107.487	
▼ LEVEL 23	2743
▼ FFL 104.744	
▼ LEVEL 22	2743
▼ FFL 102.000	
▼ LEVEL 21	2743
▼ FFL 99.257	
▼ LEVEL 20	2743
▼ FFL 96.514	
▼ LEVEL 19	2743
▼ FFL 93.771	
▼ LEVEL 18	2743
▼ FFL 91.028	
▼ LEVEL 17	2743
▼ FFL 88.284	
▼ LEVEL 16	2743
▼ FFL 85.541	
▼ LEVEL 15	2743
▼ FFL 82.798	
▼ LEVEL 14	2743
▼ FFL 80.055	
▼ LEVEL 13	2743
▼ FFL 77.312	
▼ LEVEL 12	2743
▼ FFL 74.568	
▼ LEVEL 11	2743
▼ FFL 71.825	
▼ LEVEL 10	2743
▼ FFL 69.082	
▼ LEVEL 9	2743
▼ FFL 66.339	
▼ LEVEL 8	2743
▼ FFL 63.596	
▼ LEVEL 7	2743
▼ FFL 60.852	
▼ LEVEL 6	2743
▼ RL 58.109	
▼ LEVEL 5	2743
▼ FFL 55.366	
▼ LEVEL 4	2743
▼ FFL 52.623	
▼ LEVEL 3	2743
▼ FFL 49.880	
▼ LEVEL 2	2743
▼ FFL 47.136	
▼ LEVEL 1	2743
▼ FFL 44.393	
▼ GROUND FLOOR	
▼ FFL 41.650	
▼ BASEMENT	
▼ FFL 39.120	
▼ CARPARK LEVEL 4	2530
▼ FFL 42.650	
▼ CARPARK LEVEL 3	2514
▼ FFL 40.136	
▼ CARPARK LEVEL 2	2337
▼ FFL 37.799	
▼ CARPARK LEVEL 1	2337
▼ FFL 35.463	



(Status) FOR APPROVAL

(Nom. Architect) Doug Southwell /7362

(File) 20190074-AB-DA001.rvt

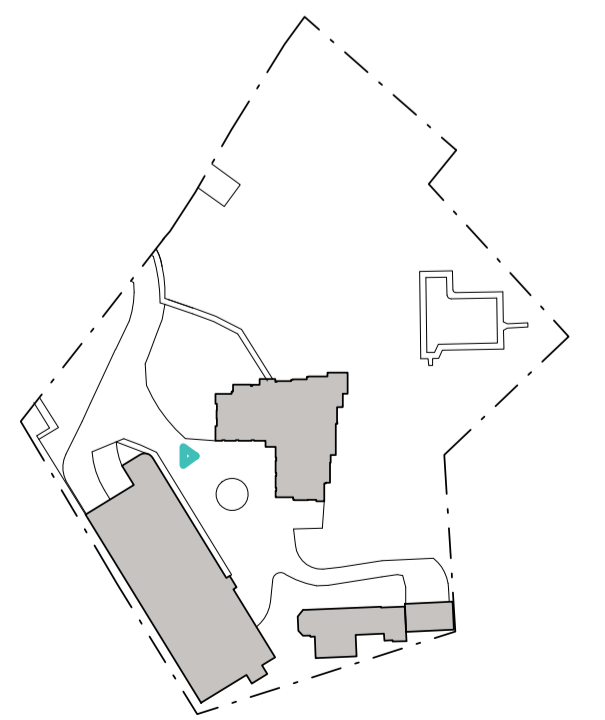
(Print Date) 12/02/2021 3:13:11 PM

History

(Rev#)	(Description)	(Date)
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
C	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

5.4
NATIONWIDE HOUSE
60.3
Certificate no.: 0005991761
Assessor Name: Amir Gargis
Accreditation no.: 20579
Certificate date: 15 Feb 2021
Dwelling Address: 31, 3-17 Darling Point Road
Darling Point, NSW 2027
www.natbh.org.au

- 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
- 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
- 04. GREY TINTED GLASS
- 05. RENDERED PAINT FINISH DARK GREY COLOUR
- 06. COLOUR BACK GLASS DARK GREY COLOUR
- 07. TIMBER LOOK SOFFIT
- 08. NEW CLEAR GLASS
- 10. EXISTING CLEAR GLASS
- 11. EXISTING SANDSTONE
- 12. EXISTING RENDERED CONCRETE

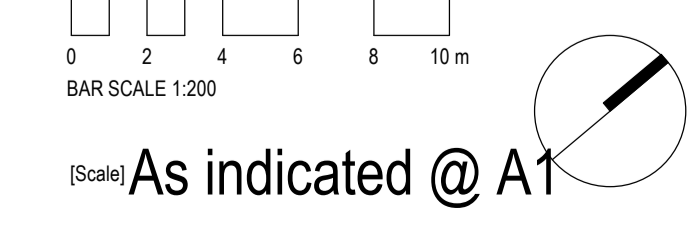


1 PROPOSED - SOUTH WEST ELEVATION
1 : 200



Level One, One Chifley Square Sydney NSW 2000 Australia
www.scottcarver.com.au +61 2 9957 3988

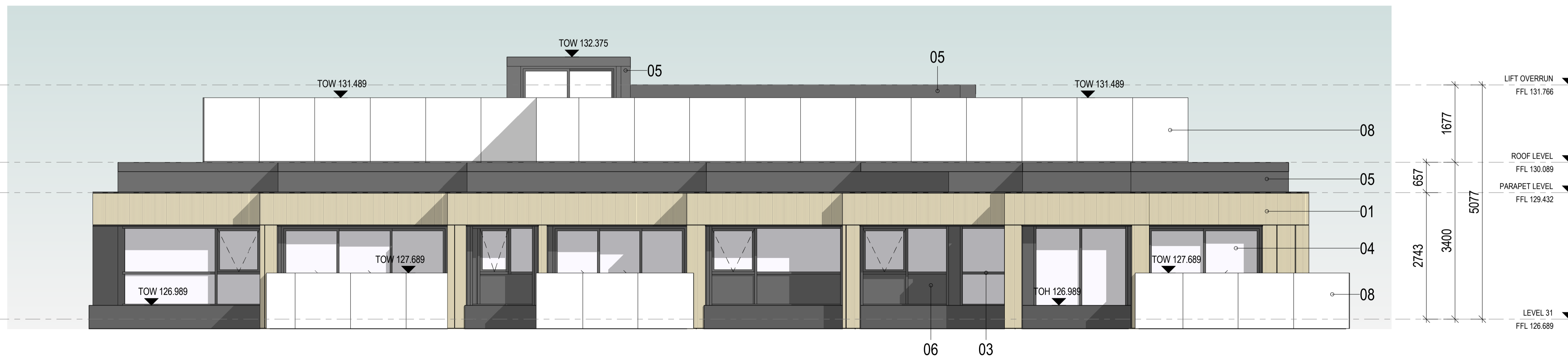
(Project) RANELAGH APARTMENT RENEWAL, DARLING POINT
(Client) MILLE PROJECTS



PROPOSED SOUTH WEST ELEVATION
(Ref) 20190074 (Dwg No) AD-DA213 (Rev) 1



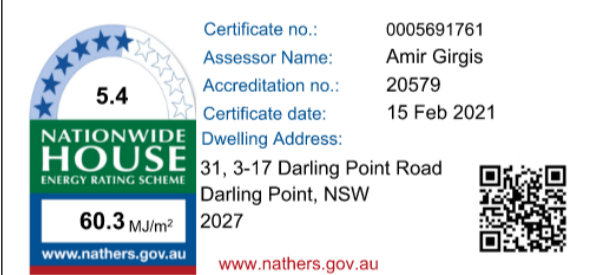
2 PROPOSED - NORTH WEST ELEVATION - LEVEL 31 PENTHOUSE
 1 : 50



1 PROPOSED - NORTH EAST ELEVATION - LEVEL 31 PENTHOUSE
 1 : 50

MATERIALS

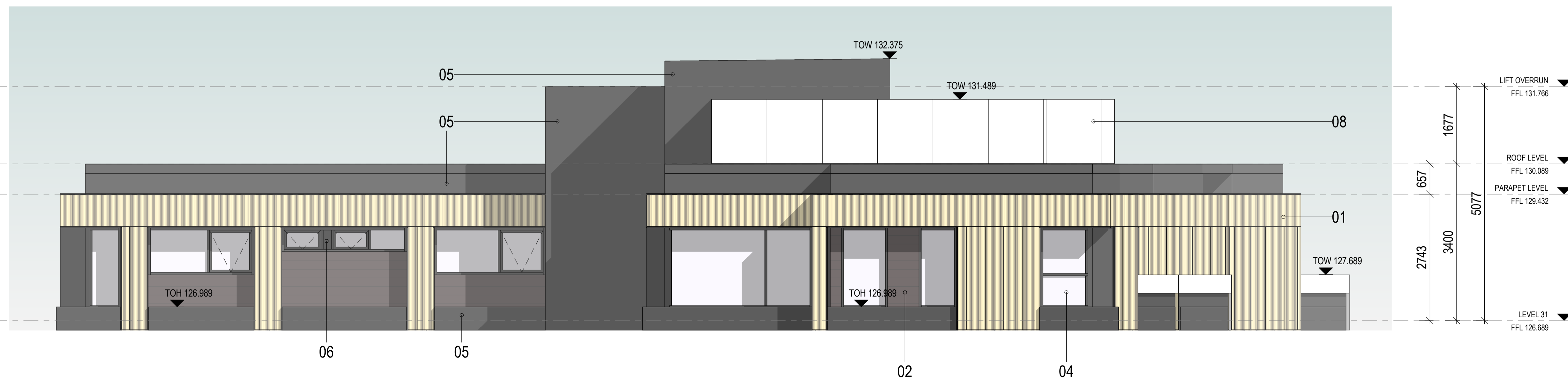
- 01. FRONTEK CLADDING
- 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
- 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
- 04. GREY TINTED GLASS
- 05. RENDERED PAINT FINISH DARK GREY COLOUR
- 06. COLOUR BACK GLASS DARK GREY COLOUR
- 07. TIMBER LOOK SOFFIT
- 08. NEW CLEAR GLASS
- 10. EXISTING CLEAR GLASS
- 11. EXISTING SANDSTONE
- 12. EXISTING RENDERED CONCRETE





2 PROPOSED - SOUTH WEST ELEVATION - LEVEL 31 PENTHOUSE
 1:50

- MATERIALS**
- 01. FRONTEK CLADDING
 - 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
 - 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
 - 04. GREY TINTED GLASS
 - 05. RENDERED PAINT FINISH DARK GREY COLOUR
 - 06. COLOUR BACK GLASS DARK GREY COLOUR
 - 07. TIMBER LOOK SOFFIT
 - 08. NEW CLEAR GLASS
 - 10. EXISTING CLEAR GLASS
 - 11. EXISTING SANDSTONE
 - 12. EXISTING RENDERED CONCRETE

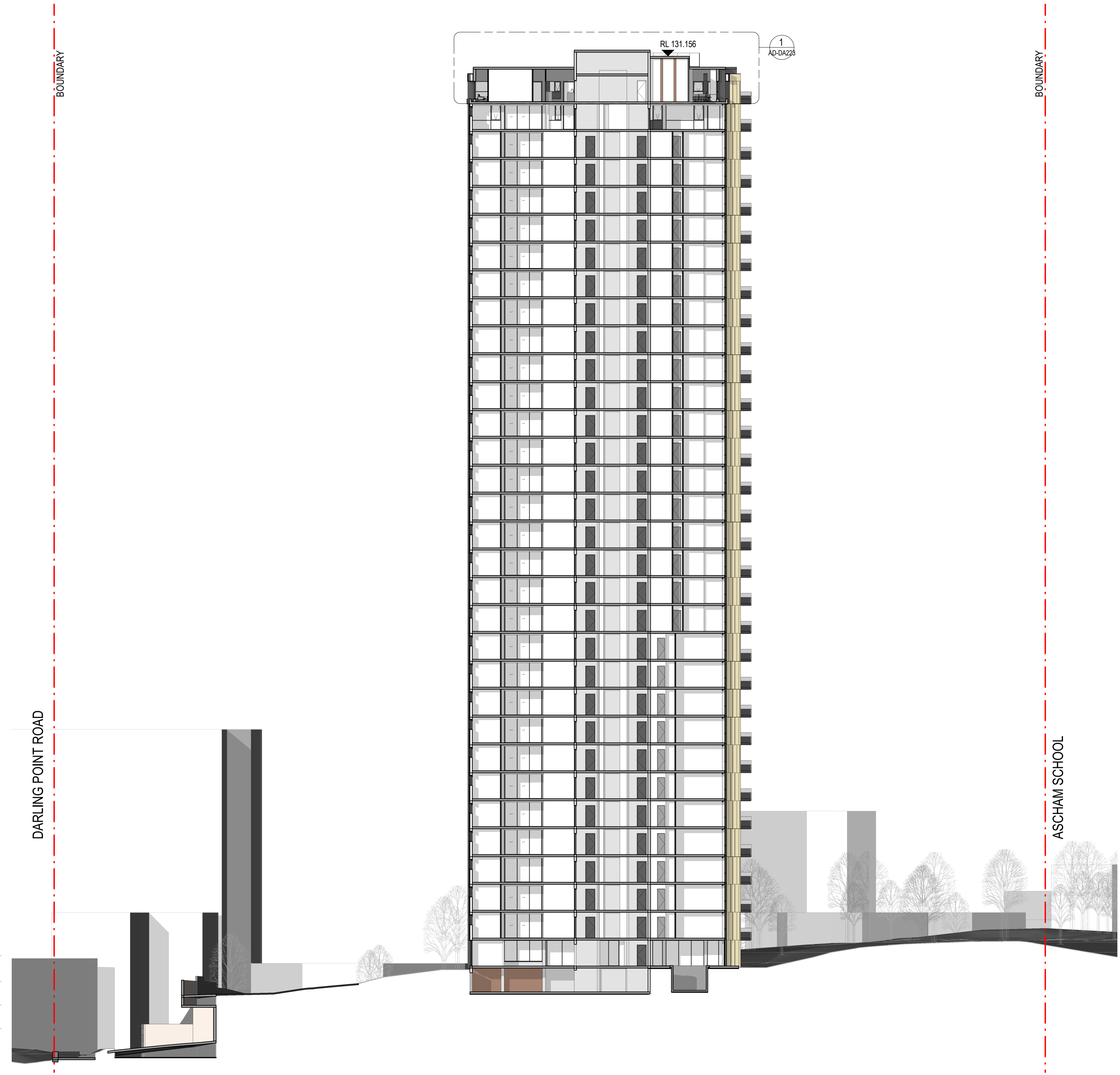


1 PROPOSED - SOUTH EAST ELEVATION - LEVEL 31 PENTHOUSE
 1:50



▼	LIFT OVERRUN	
▼	FFL 131.766	
▼	ROOF LEVEL	
▼	FFL 130.089	
▼	PARAPET LEVEL	
▼	FFL 129.432	
▼	LEVEL 31	2743
▼	FFL 126.689	
▼	LEVEL 30	2743
▼	FFL 123.946	
▼	LEVEL 29	2743
▼	FFL 121.203	
▼	LEVEL 28	2743
▼	FFL 118.460	
▼	LEVEL 27	2743
▼	FFL 115.716	
▼	LEVEL 26	2743
▼	FFL 112.973	
▼	LEVEL 25	2743
▼	FFL 110.230	
▼	LEVEL 24	2743
▼	FFL 107.487	
▼	LEVEL 23	2743
▼	FFL 104.744	
▼	LEVEL 22	2743
▼	FFL 102.000	
▼	LEVEL 21	2743
▼	FFL 99.257	
▼	LEVEL 20	2743
▼	FFL 96.514	
▼	LEVEL 19	2743
▼	FFL 93.771	
▼	LEVEL 18	2743
▼	FFL 91.028	
▼	LEVEL 17	2743
▼	FFL 88.284	
▼	LEVEL 16	2743
▼	FFL 85.541	
▼	LEVEL 15	2743
▼	FFL 82.798	
▼	LEVEL 14	2743
▼	FFL 80.055	
▼	LEVEL 13	2743
▼	FFL 77.312	
▼	LEVEL 12	2743
▼	FFL 74.568	
▼	LEVEL 11	2743
▼	FFL 71.825	
▼	LEVEL 10	2743
▼	FFL 69.082	
▼	LEVEL 9	2743
▼	FFL 66.339	
▼	LEVEL 8	2743
▼	FFL 63.596	
▼	LEVEL 7	2743
▼	FFL 60.852	
▼	LEVEL 6	2743
▼	RL 58.109	
▼	LEVEL 5	2743
▼	FFL 55.366	
▼	LEVEL 4	2743
▼	FFL 52.623	
▼	LEVEL 3	2743
▼	FFL 49.880	
▼	LEVEL 2	2743
▼	FFL 47.136	
▼	LEVEL 1	2743
▼	FFL 44.393	
▼	GROUND FLOOR	2530
▼	FFL 41.650	
▼	BASEMENT	2530
▼	FFL 39.120	

▼	CARPARK LEVEL 4	
▼	FFL 42.650	
▼	CARPARK LEVEL 3	
▼	FFL 40.136	
▼	CARPARK LEVEL 2	
▼	FFL 37.799	
▼	CARPARK LEVEL 1	
▼	FFL 35.463	



1 SECTION A
1 : 200

[Status] FOR APPROVAL

[Nom. Architect] Doug Southwell /7362

[File] 20190074-AB-DA001.rvt

[Print Date] 12/02/2021 3:09:39 PM

History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

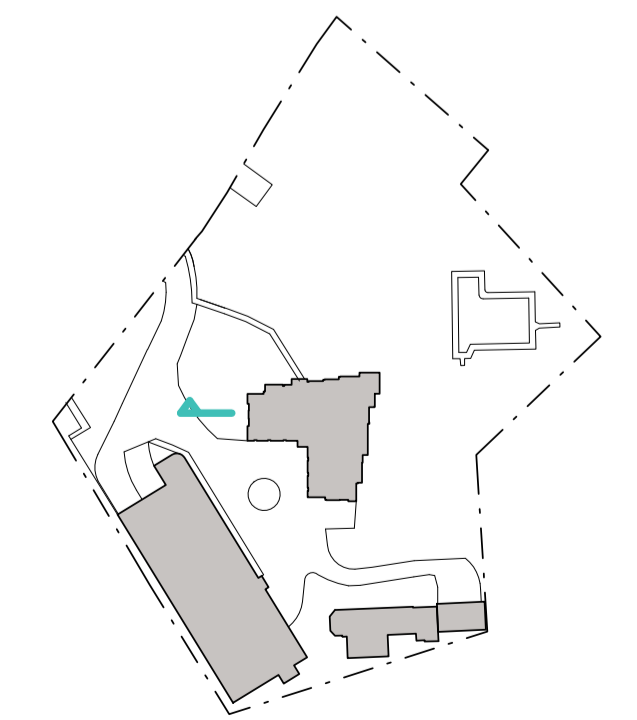
5.4
NATIONWIDE HOUSE
60.3 stars

Certificate no.: 0005991761
Assessor Name: Amir Gings
Accreditation no.: 20579
Certificate date: 15 Feb 2021

Dwelling Address:
31, 3-17 Darling Point Road
Darling Point, NSW
2027

www.natbhq.gov.au

ABSAC
Accreditation Period: 01/04/2020 - 31/03/2021
Assessor Name: Amir Gings
Assessor Number: 20579



Level One, One Chifley Square Sydney NSW 2000 Australia
www.scottcarver.com.au +61 2 9957 3988

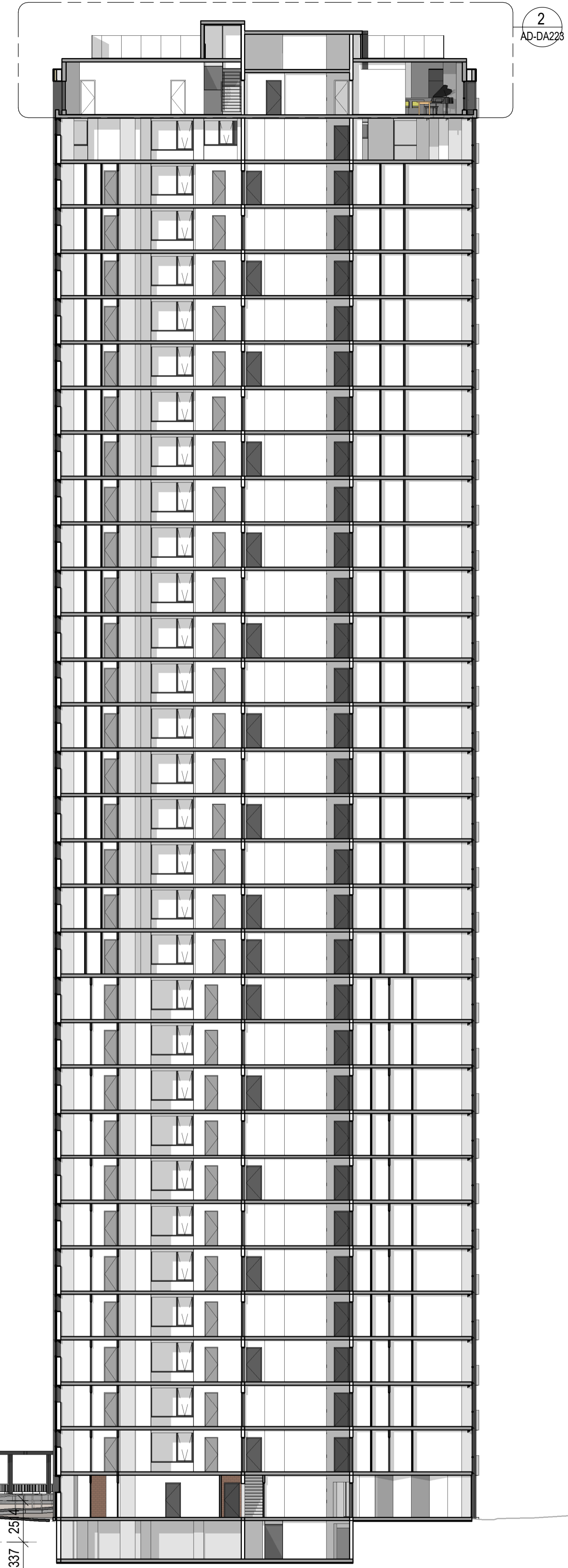
[Project] RANELAGH APARTMENT RENEWAL, DARLING POINT
[Client] MILLE PROJECTS

0 2 4 6 8 10 m
BAR SCALE 1:200
[Scale] 1 : 200 @ A1

SECTIONS - SHEET 1
[Ref] 20190074 [Dwg No] AD-DA221 [Rev] 1

▼ LIFT OVERRUN	FFL 131.766
▼ ROOF LEVEL	FFL 130.089
▼ PARAPET LEVEL	FFL 129.432
▼ LEVEL 31	FFL 126.689
▼ LEVEL 30	FFL 123.946
▼ LEVEL 29	FFL 121.203
▼ LEVEL 28	FFL 118.460
▼ LEVEL 27	FFL 115.716
▼ LEVEL 26	FFL 112.973
▼ LEVEL 25	FFL 110.230
▼ LEVEL 24	FFL 107.487
▼ LEVEL 23	FFL 104.744
▼ LEVEL 22	FFL 102.000
▼ LEVEL 21	FFL 99.257
▼ LEVEL 20	FFL 96.514
▼ LEVEL 19	FFL 93.771
▼ LEVEL 18	FFL 91.028
▼ LEVEL 17	FFL 88.284
▼ LEVEL 16	FFL 85.541
▼ LEVEL 15	FFL 82.798
▼ LEVEL 14	FFL 80.055
▼ LEVEL 13	FFL 77.312
▼ LEVEL 12	FFL 74.568
▼ LEVEL 11	FFL 71.825
▼ LEVEL 10	FFL 69.082
▼ LEVEL 9	FFL 66.339
▼ LEVEL 8	FFL 63.596
▼ LEVEL 7	FFL 60.852
▼ LEVEL 6	RL 58.109
▼ LEVEL 5	FFL 55.366
▼ LEVEL 4	FFL 52.623
▼ LEVEL 3	FFL 49.880
▼ LEVEL 2	FFL 47.136
▼ LEVEL 1	FFL 44.393
▼ GROUND FLOOR	FFL 41.650
▼ BASEMENT	FFL 39.120

NEW S HEAD ROAD / NEIGHBOURING ALLOTMENT



▼ CARPARK LEVEL 4	FFL 42.650
▼ CARPARK LEVEL 3	FFL 40.136
▼ CARPARK LEVEL 2	FFL 37.799
▼ CARPARK LEVEL 1	FFL 35.463

BOUNDARY

[Status]	FOR APPROVAL	
[Nom. Architect]	Doug Southwell /7362	
[File]	20190074-AB-DA001.rvt	
[Print Date]	12/02/2021 3:10:40 PM	
History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

5.4
NATIONWIDE HOUSE
60.3 stars

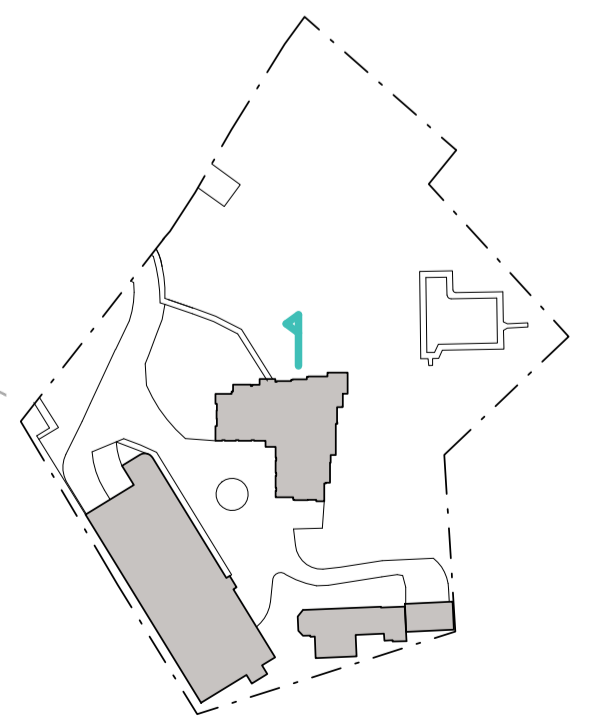
Certificate no.: 0005991761
Assessor Name: Amir Gings
Accreditation no.: 20579
Certificate date: 15 Feb 2021
Dwelling Address: 31, 3-17 Darling Point Road Darling Point, NSW 2027

www.natbh.gov.au

ABSA

Accreditation No: 015402020-31-020201
Assessor Name: Amir Gings
Assessor No: 20579

DARLING POINT ROAD / NEIGHBOURING ALLOTMENT

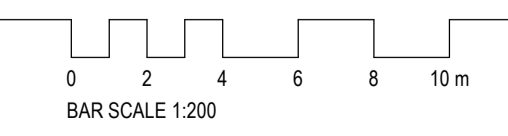


1 SECTION B
1 : 200



Level One, One Chifley Square Sydney NSW 2000 Australia
www.scottcarver.com.au +61 2 9957 3988

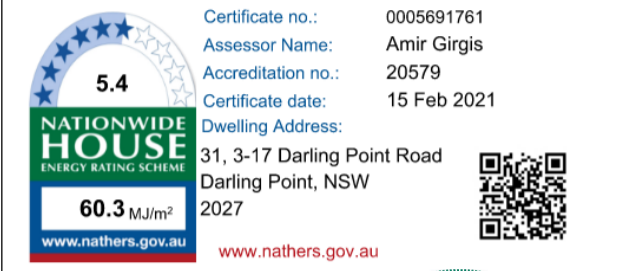
[Project] RANELAGH APARTMENT RENEWAL, DARLING POINT
[Client] MILLE PROJECTS



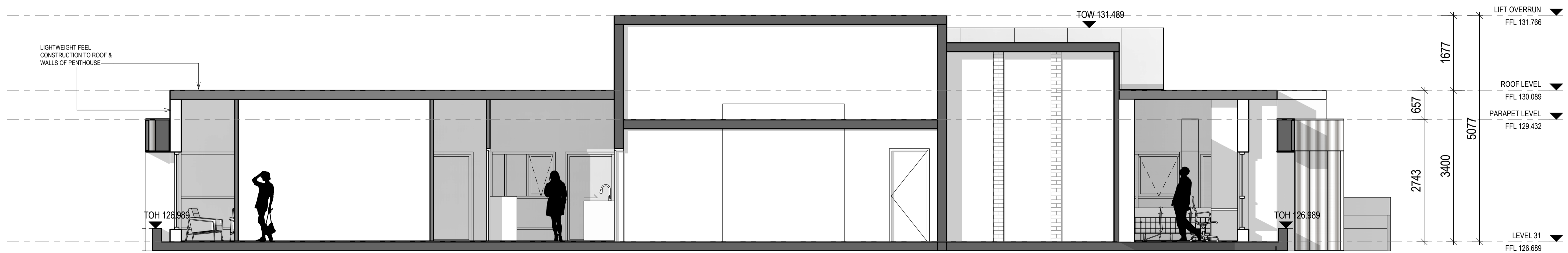
[Scale] 1 : 200 @ A1

[Ref] 20190074 [Dwg No] AD-DA222 [Rev] 1

SECTIONS - SHEET 2



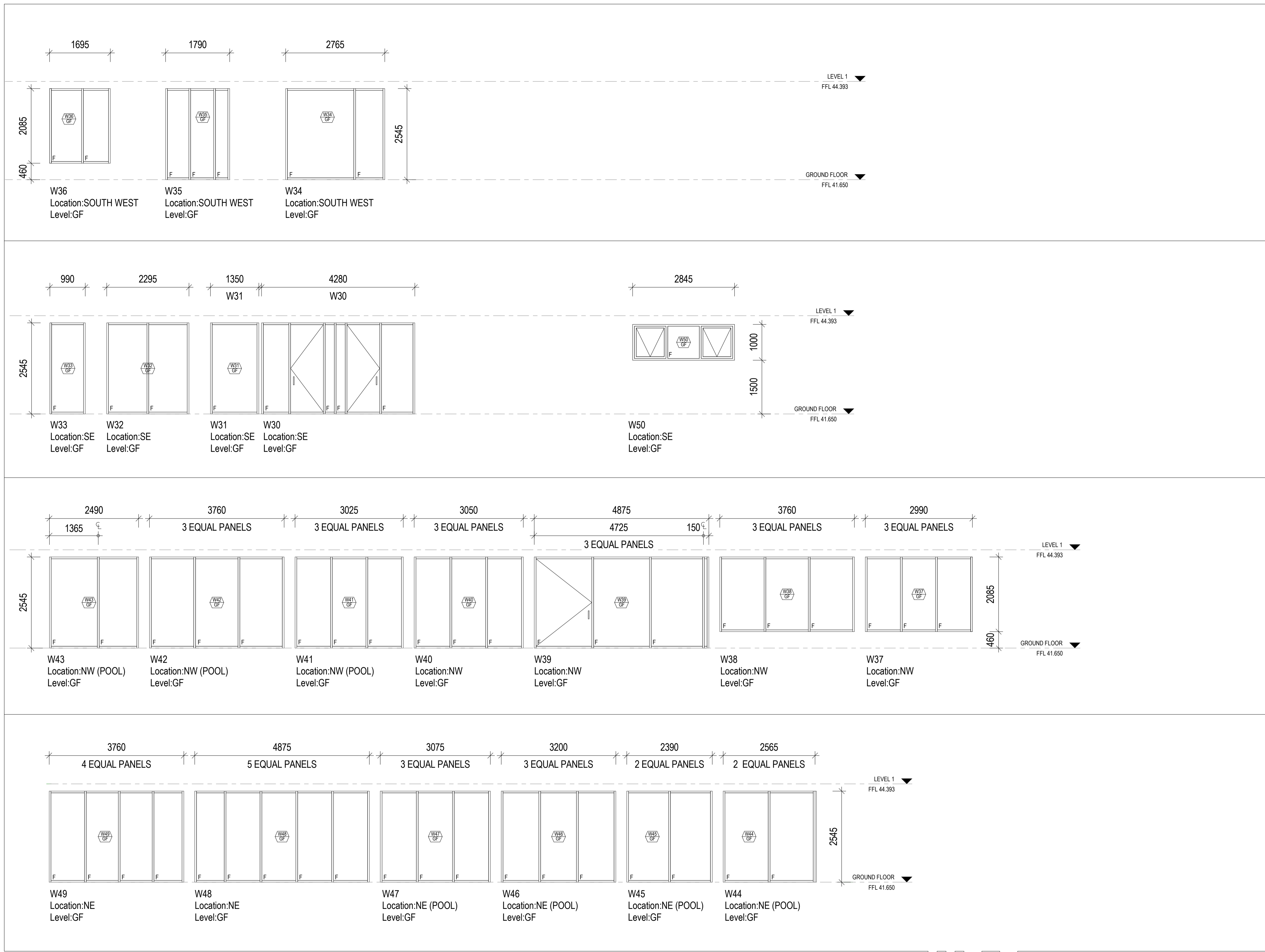
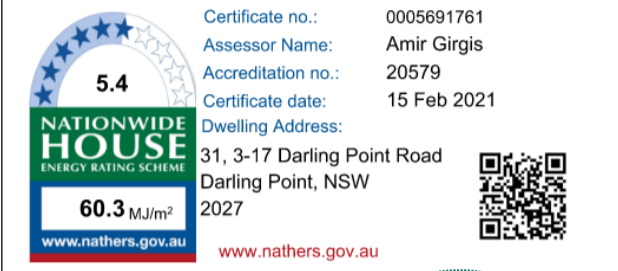
2 SECTION B - LEVEL 31 PENTHOUSE
 1 : 50



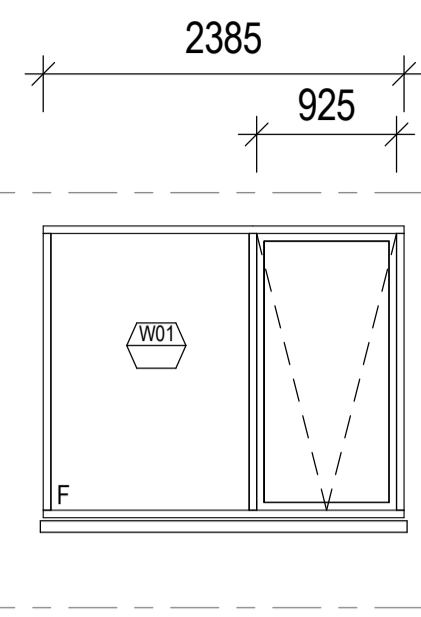
1 SECTION A - LEVEL 31 PENTHOUSE
 1 : 50

History

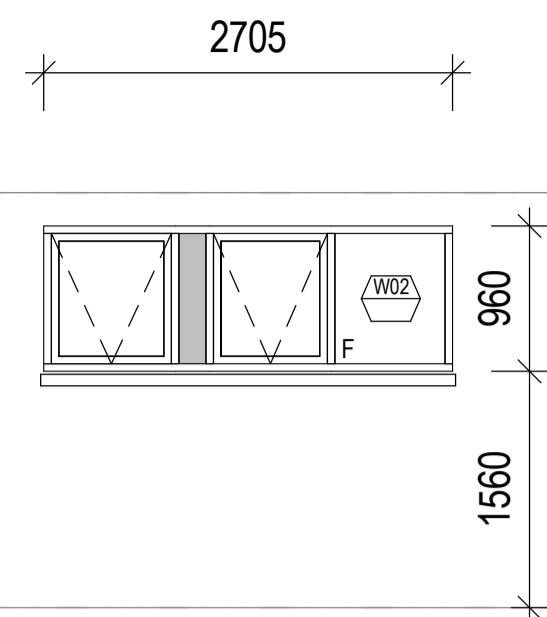
[Rev#]	[Description]	[Date]
A	PRELIMINARY	09.12.2020
B	PRELIMINARY	10.02.2021
1	DA SUBMISSION	12.02.2021



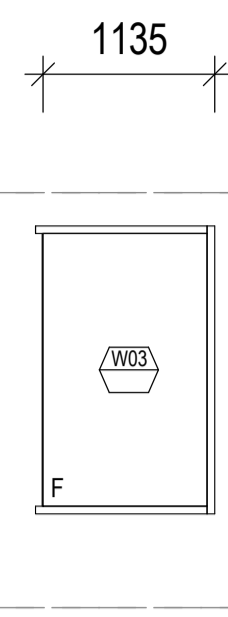
[Rev#]	[Description]	[Date]
A	PRELIMINARY	09.12.2020
B	PRELIMINARY	10.02.2021
1	DA SUBMISSION	12.02.2021



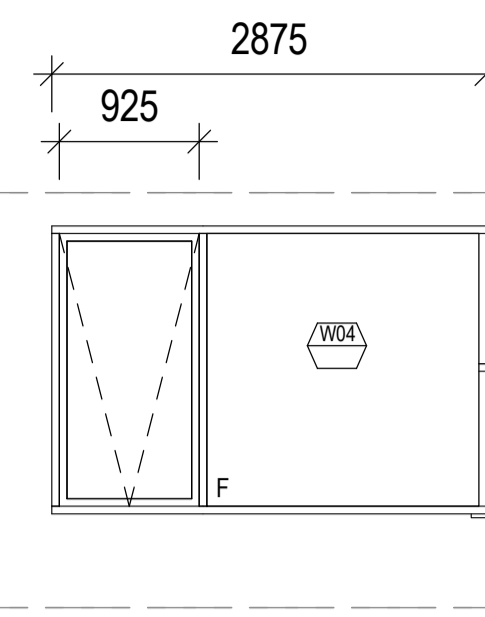
W01
Location:South East



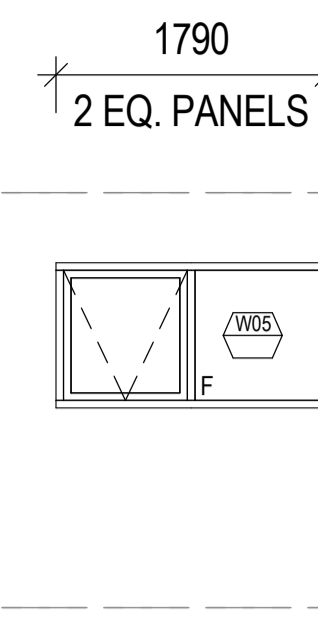
W02
Location:South East



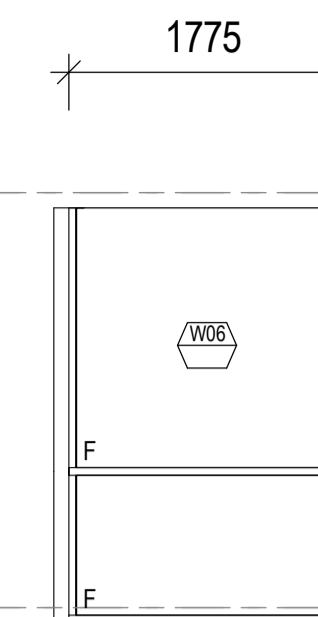
W03



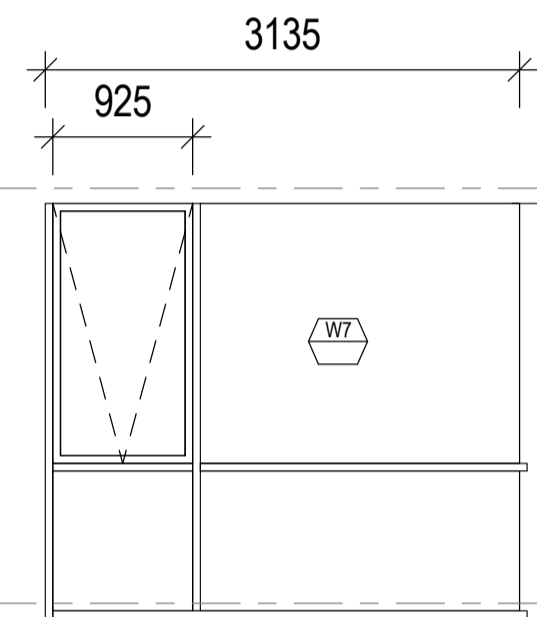
W04
Location:South West



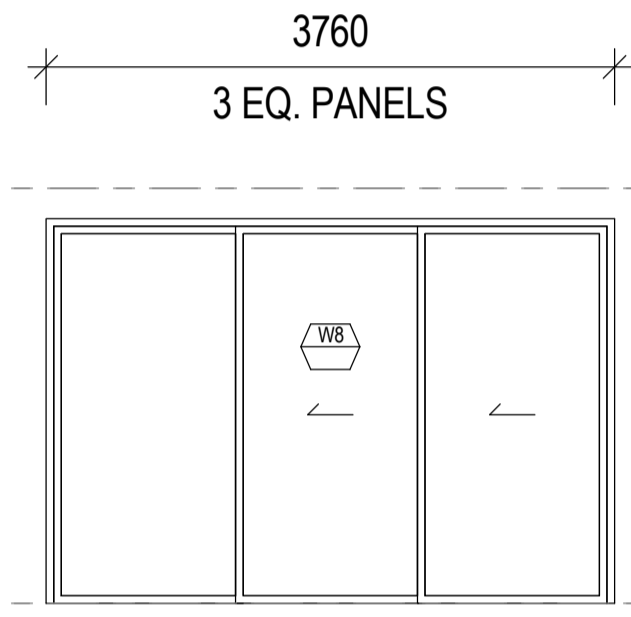
W05
Location:South West



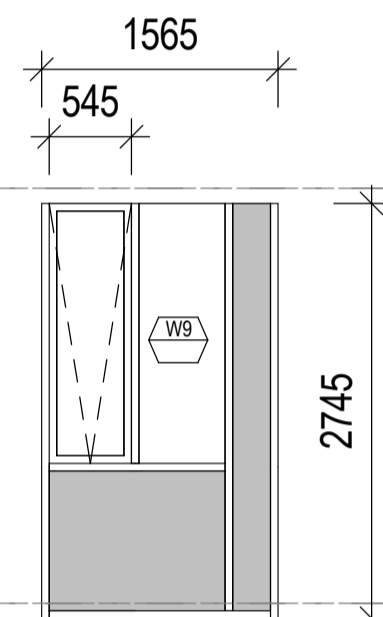
W06
Location:South West



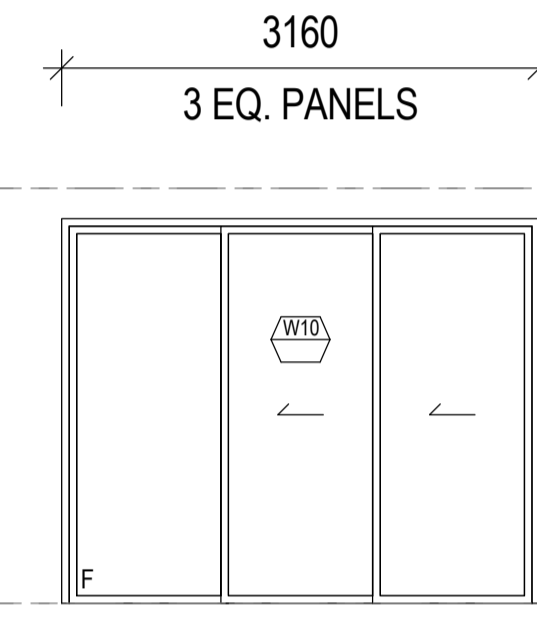
W07
Location:North West



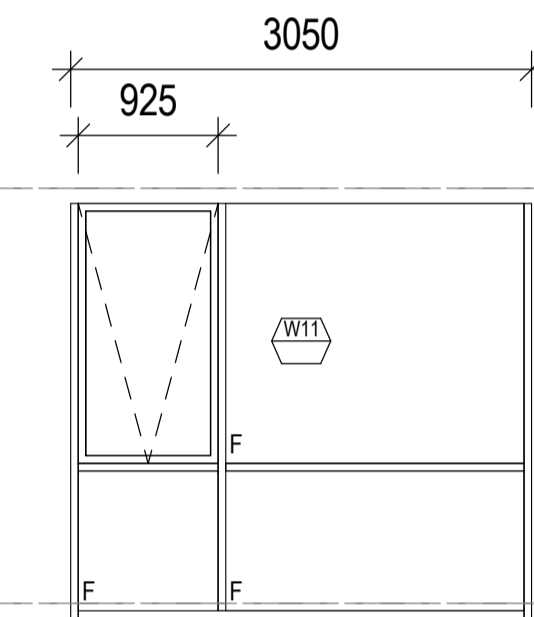
W08
Location:North West



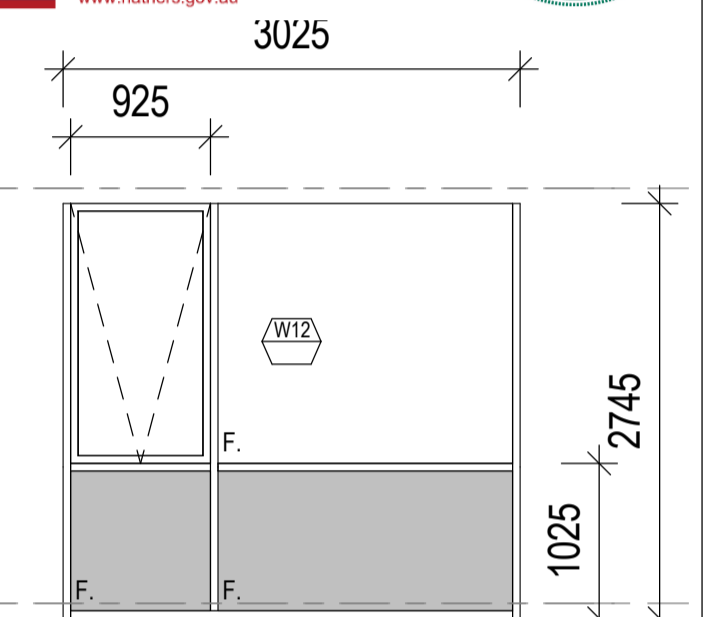
W09
Location:North West



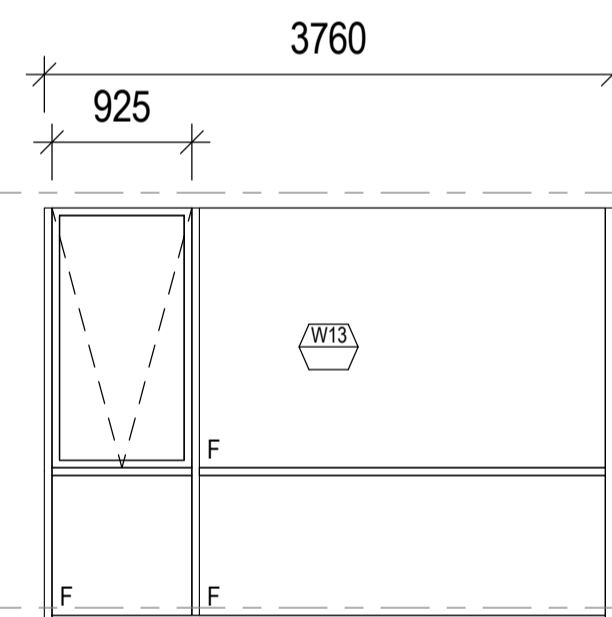
W10
Location:North West



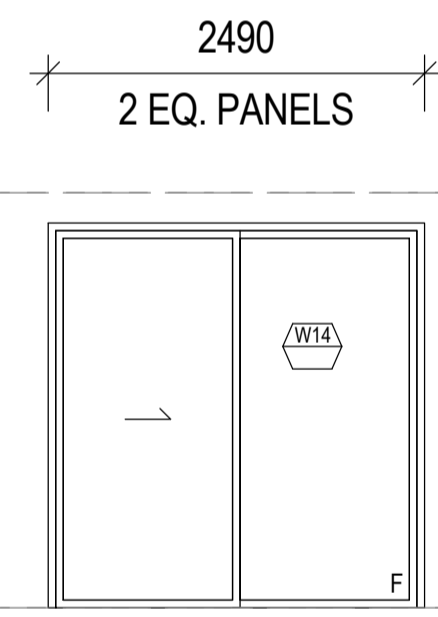
W11
Location:North West



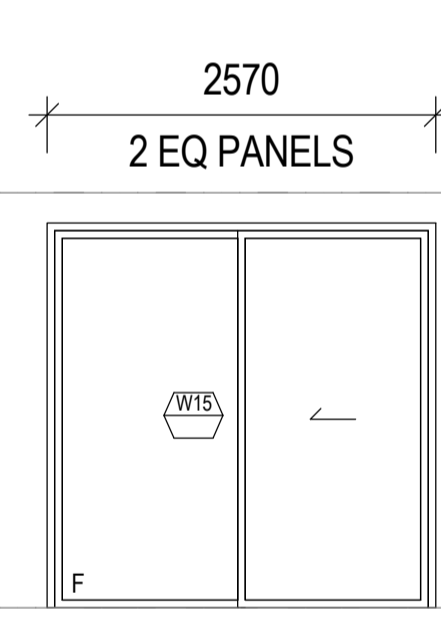
W12
Location:North West



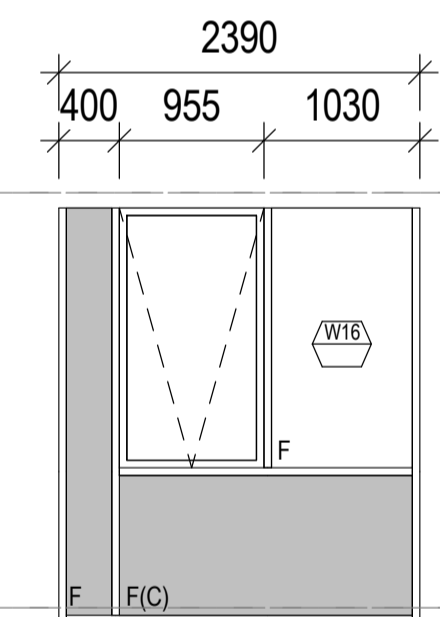
W13
Location:North West



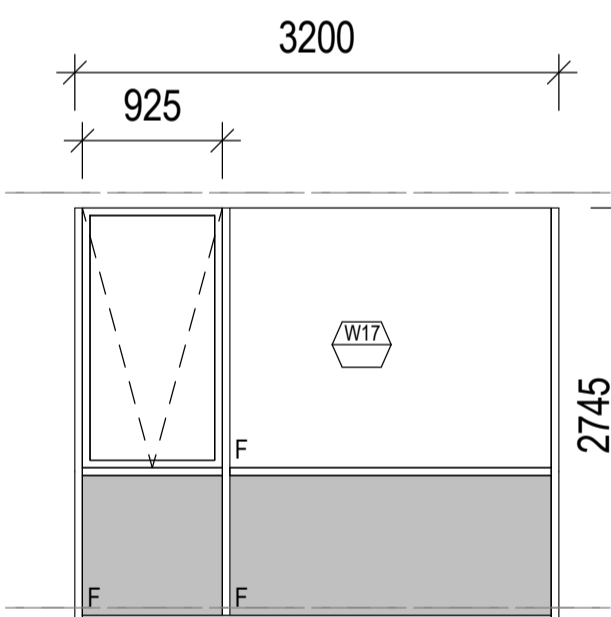
W14
Location:North West



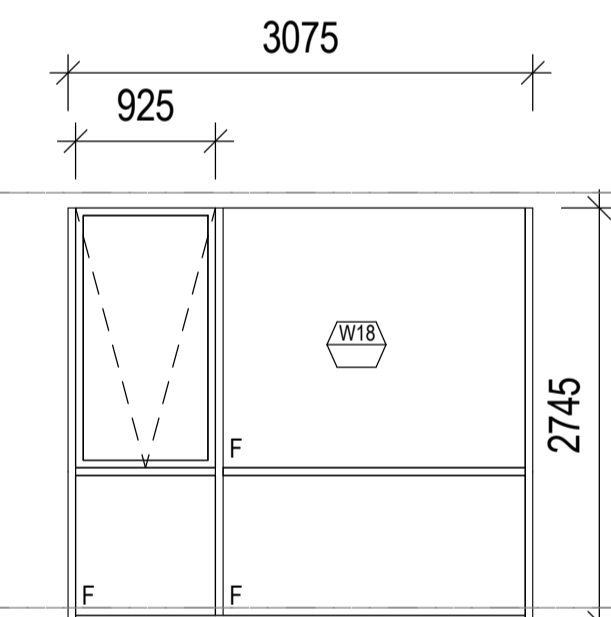
W15
Location:North East



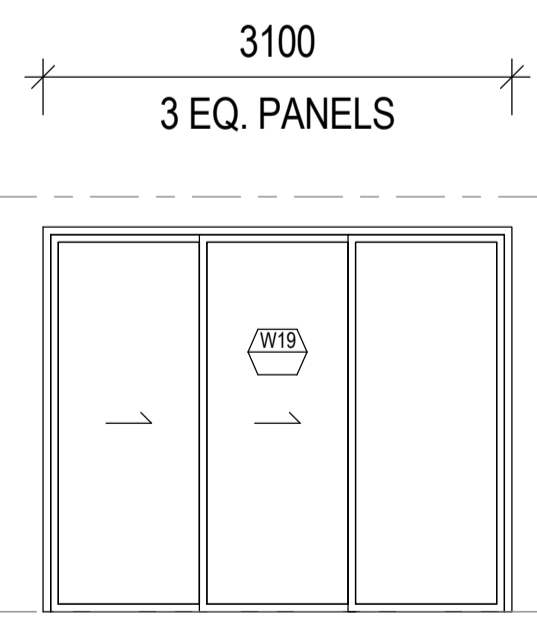
W16
Location:North East



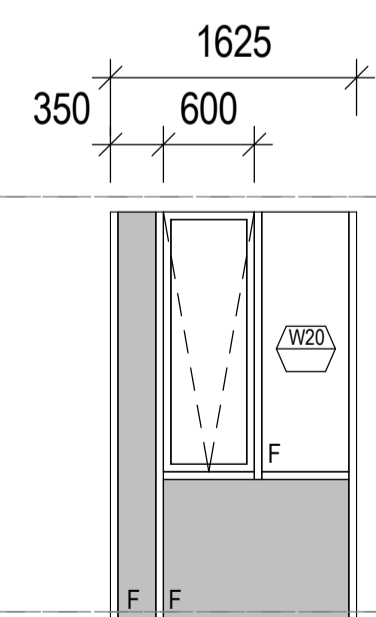
W17
Location:North East



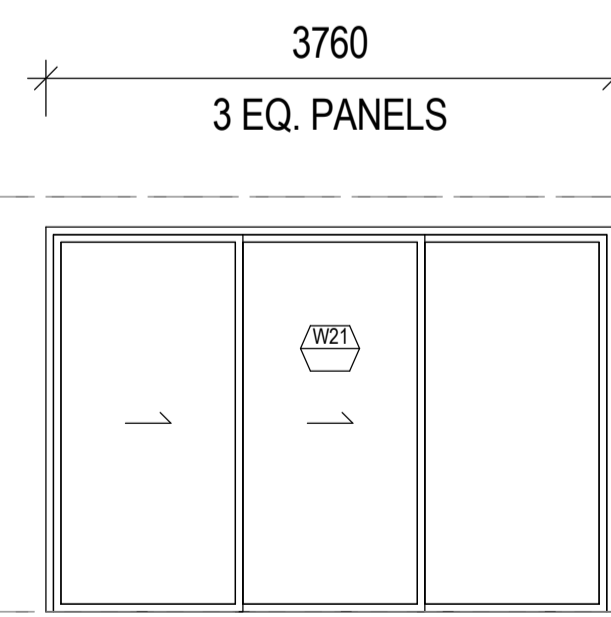
W18
Location:North East



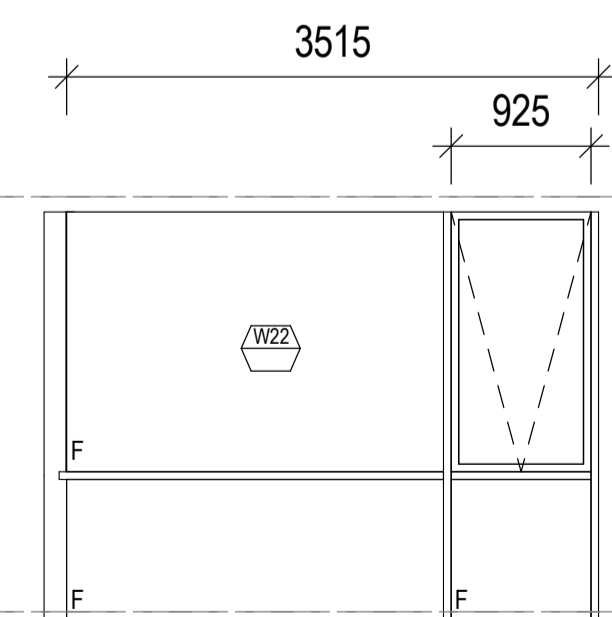
W19
Location:North East



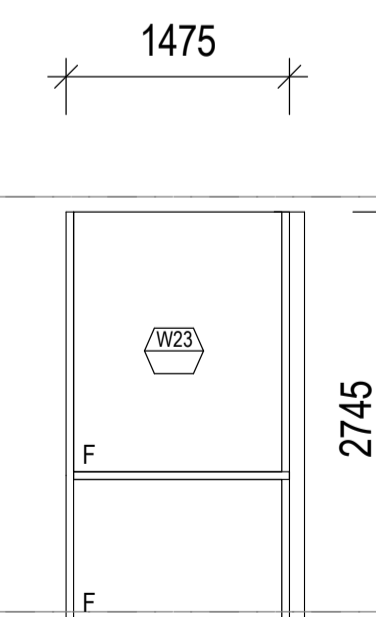
W20
Location:North East



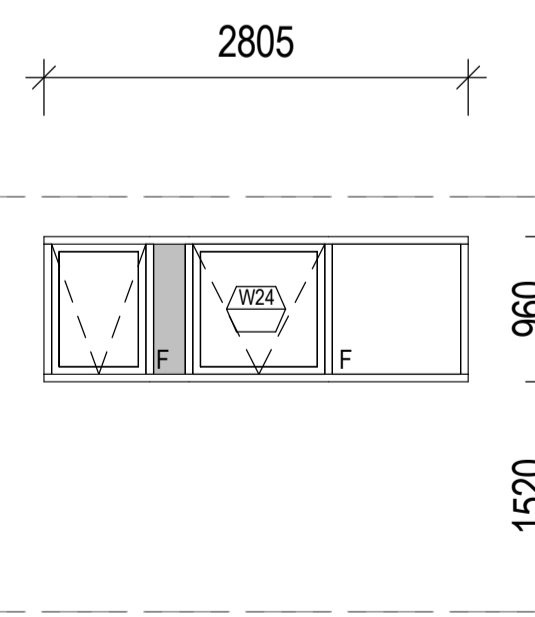
W21
Location:North East



W22
Location:North East



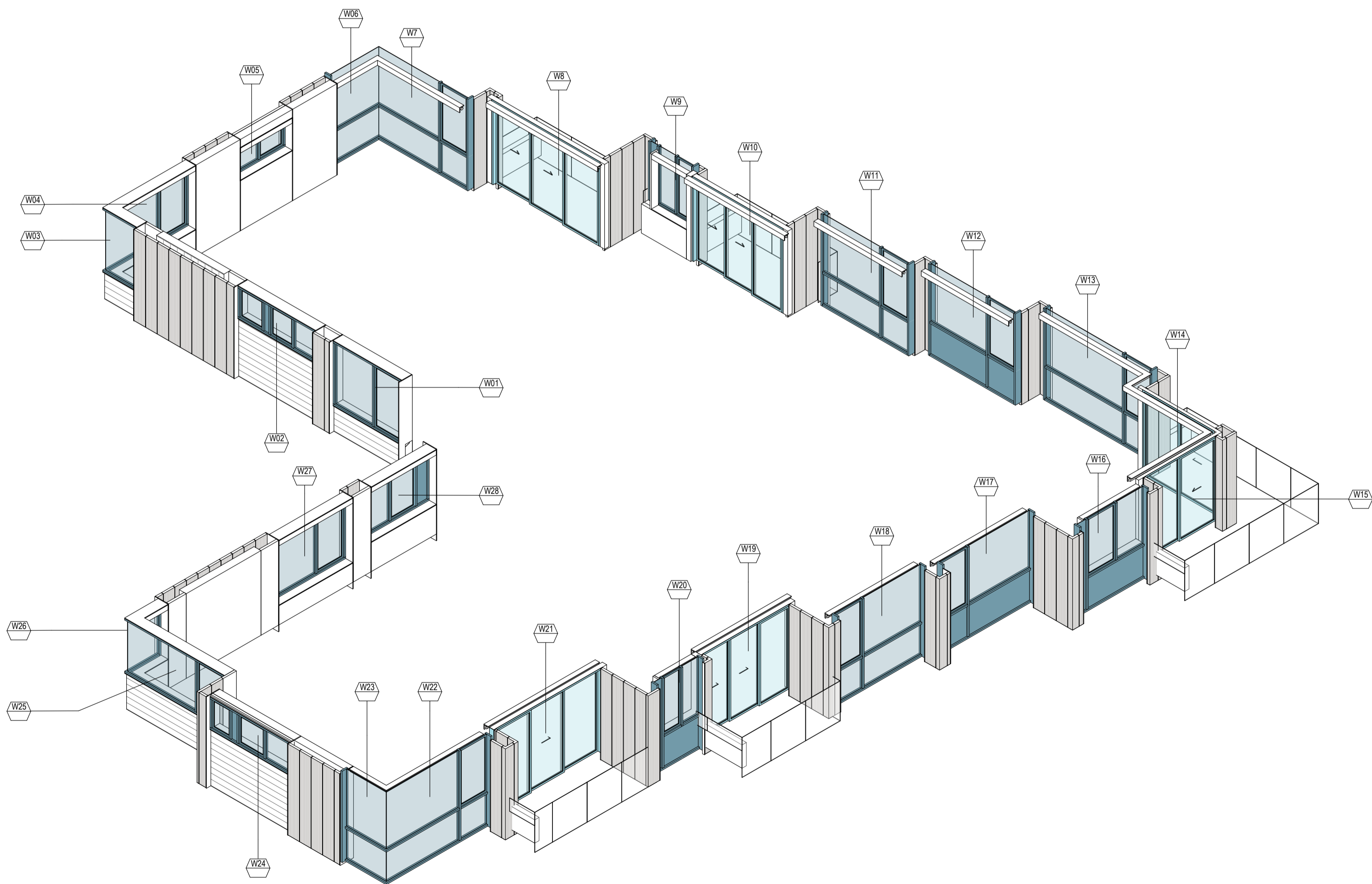
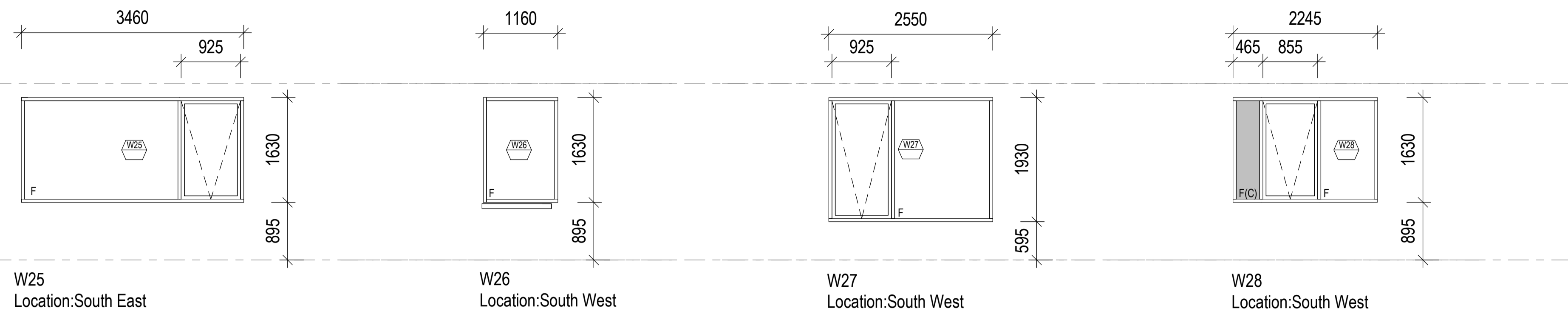
W23
Location:South East



W24
Location:South East

History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	09.12.2020
B	PRELIMINARY	10.02.2021
1	DA SUBMISSION	12.02.2021

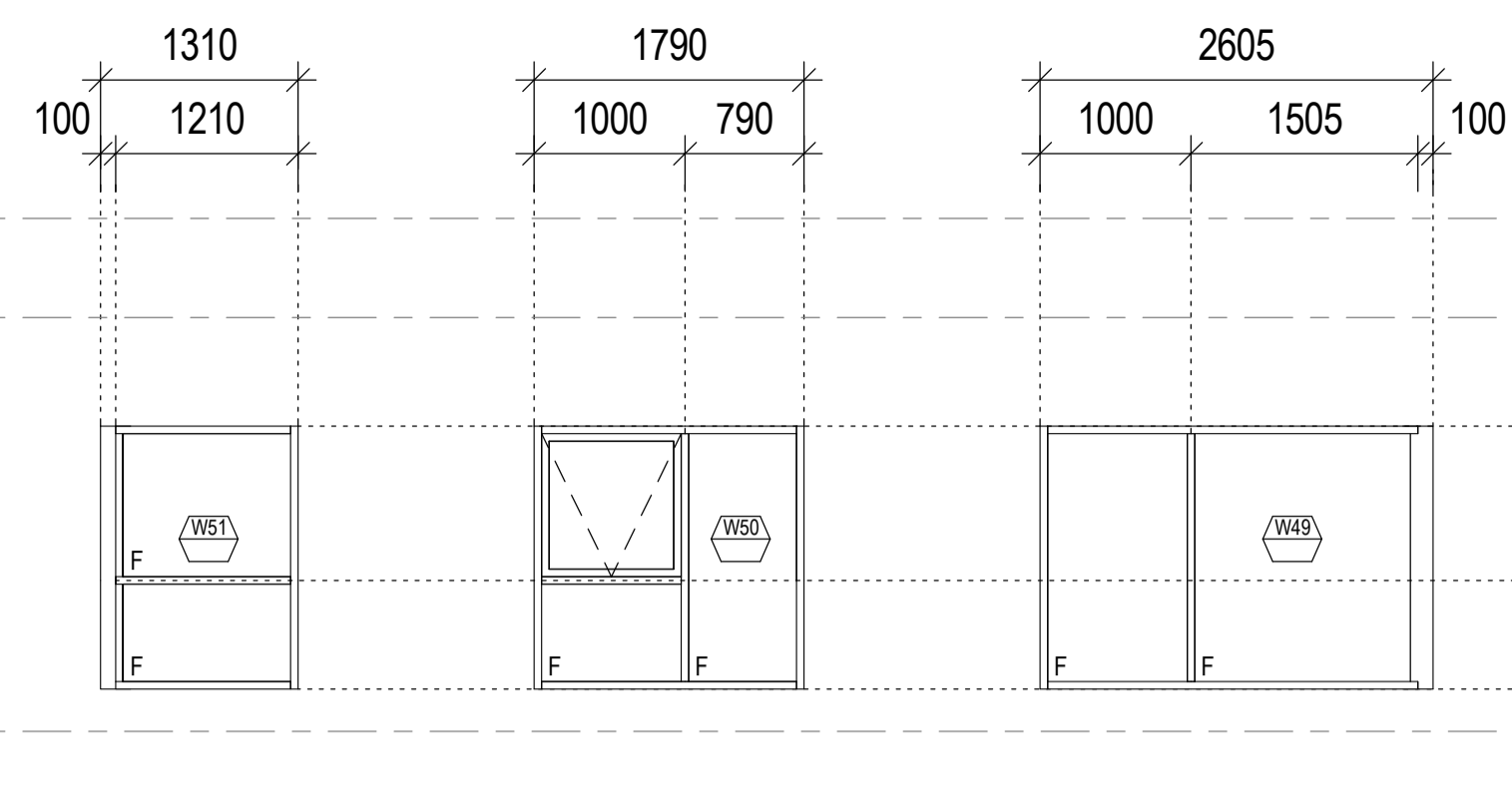


1 ISOMETRIC - WINDOWS - TYPICAL TOWER LEVEL (NOT TO SCALE)

[Rev#]	[Description]	[Date]
A	PRELIMINARY	10.02.2021
1	DA SUBMISSION	12.02.2021

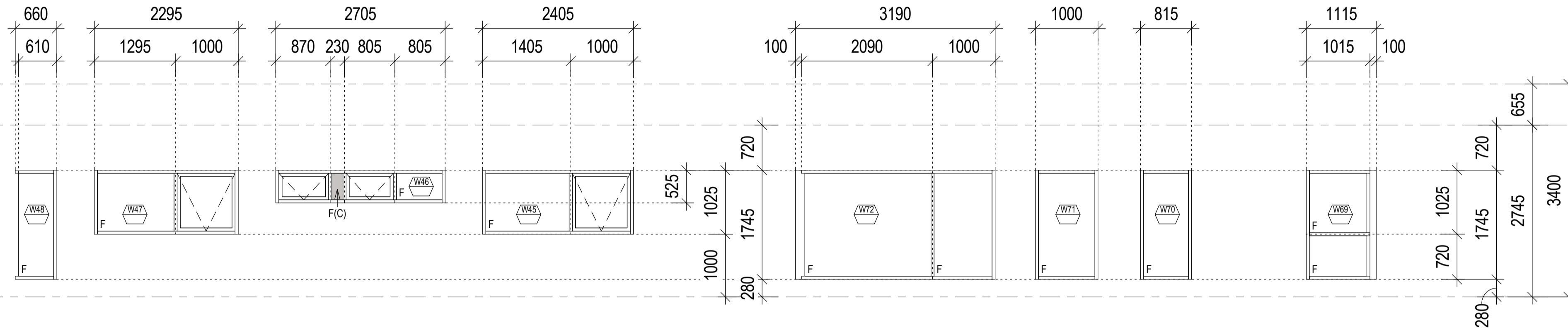
5.4
NATIONWIDE HOUSE
 60.3
 Certificate no.: 0005991761
 Assessor Name: Amir Gings
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address:
 31, 3-17 Darling Point Road
 Darling Point, NSW
 2027
 www.nathers.gov.au

ABSA
 Accredited Person: Amir Gings
 Accreditation No: 010402020-31/02/2021
 Assessor Name: Amir Gings
 Assessor No: 20579
 www.abso.org.au



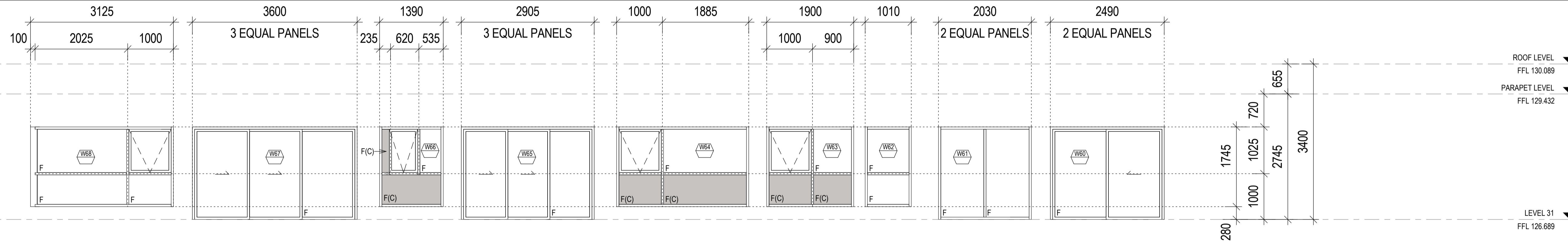
4 PENTHOUSE WINDOWS - SOUTH WEST ELEVATION

1:50



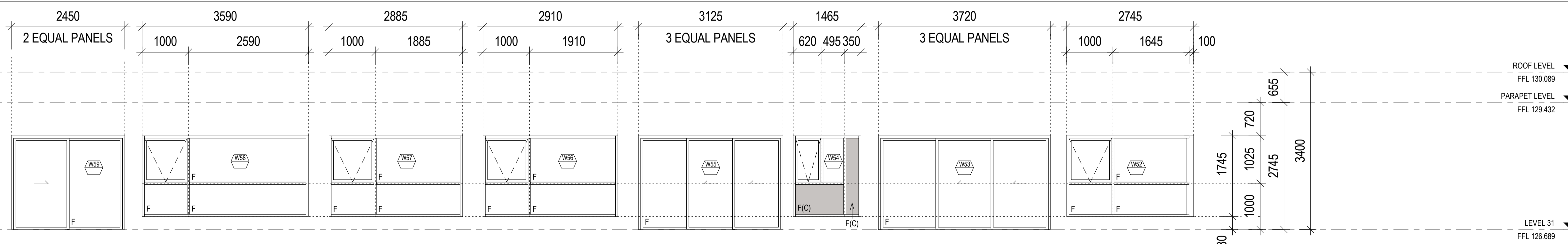
3 PENTHOUSE WINDOWS - SOUTH EAST ELEVATION

1:50



2 PENTHOUSE WINDOWS - NORTH EAST ELEVATION

1:50



1 PENTHOUSE WINDOWS - NORTH WEST ELEVATION

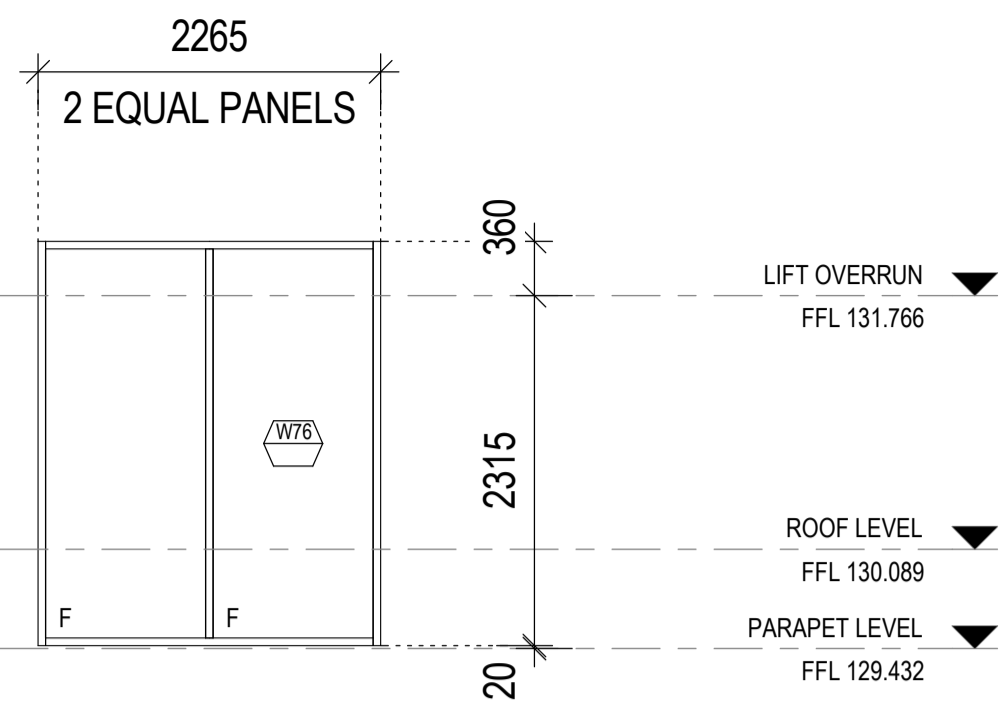
1:50

History

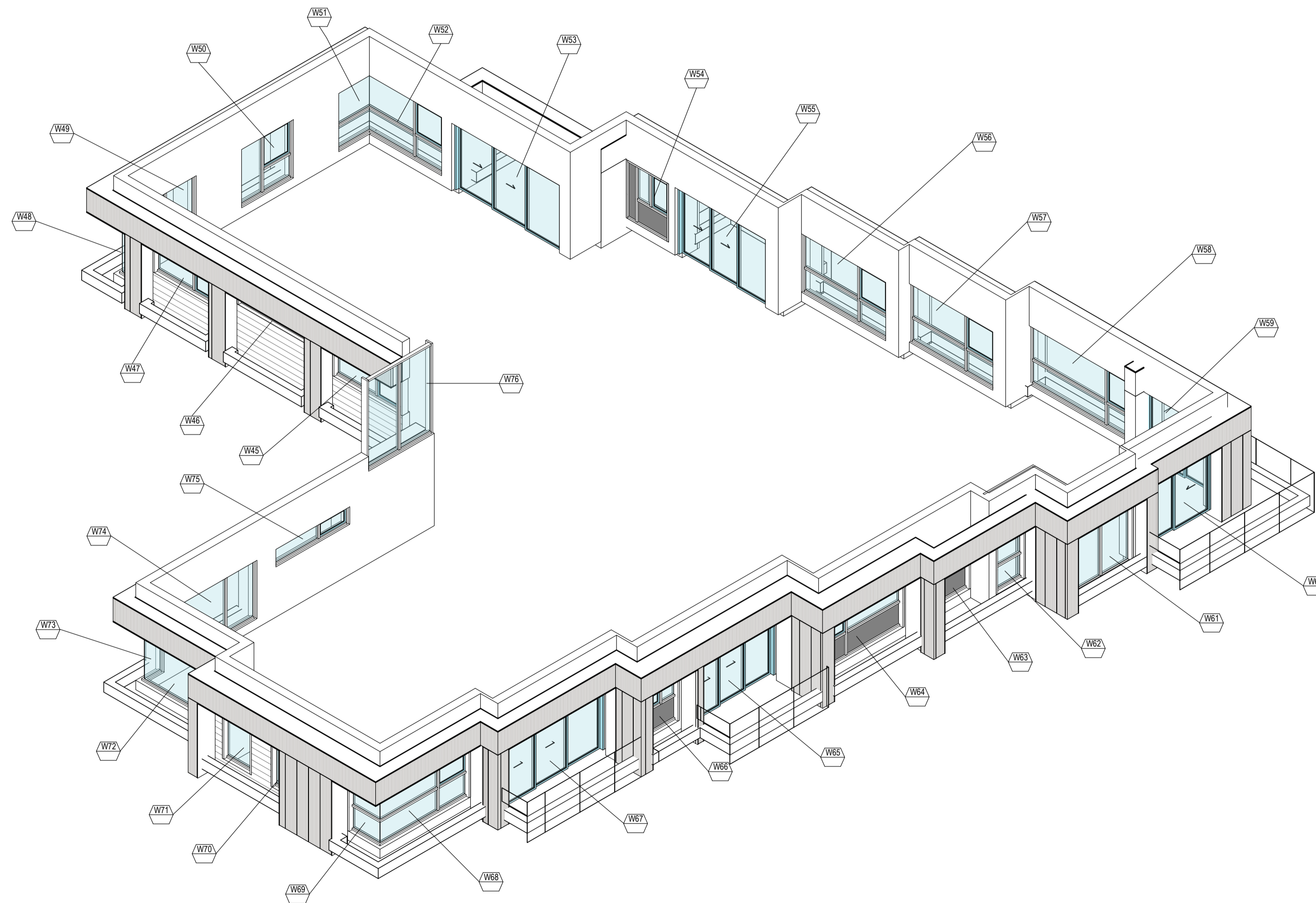
[Rev#]	[Description]	[Date]
A	PRELIMINARY	10.02.2021
1	DA SUBMISSION	12.02.2021

5.4
NATIONWIDE HOUSE
 60.3
 Certificate no.: 0005991761
 Assessor Name: Amir Givgis
 Accreditation no.: 20579
 Certificate date: 15 Feb 2021
 Dwelling Address:
 31, 3-17 Darling Point Road
 Darling Point, NSW
 2027
www.natbh.gov.au

ABSA
 Accreditation No: 01542020-31/03/2021
 Assessor Name: Amir Givgis
 Assessor No: 20579

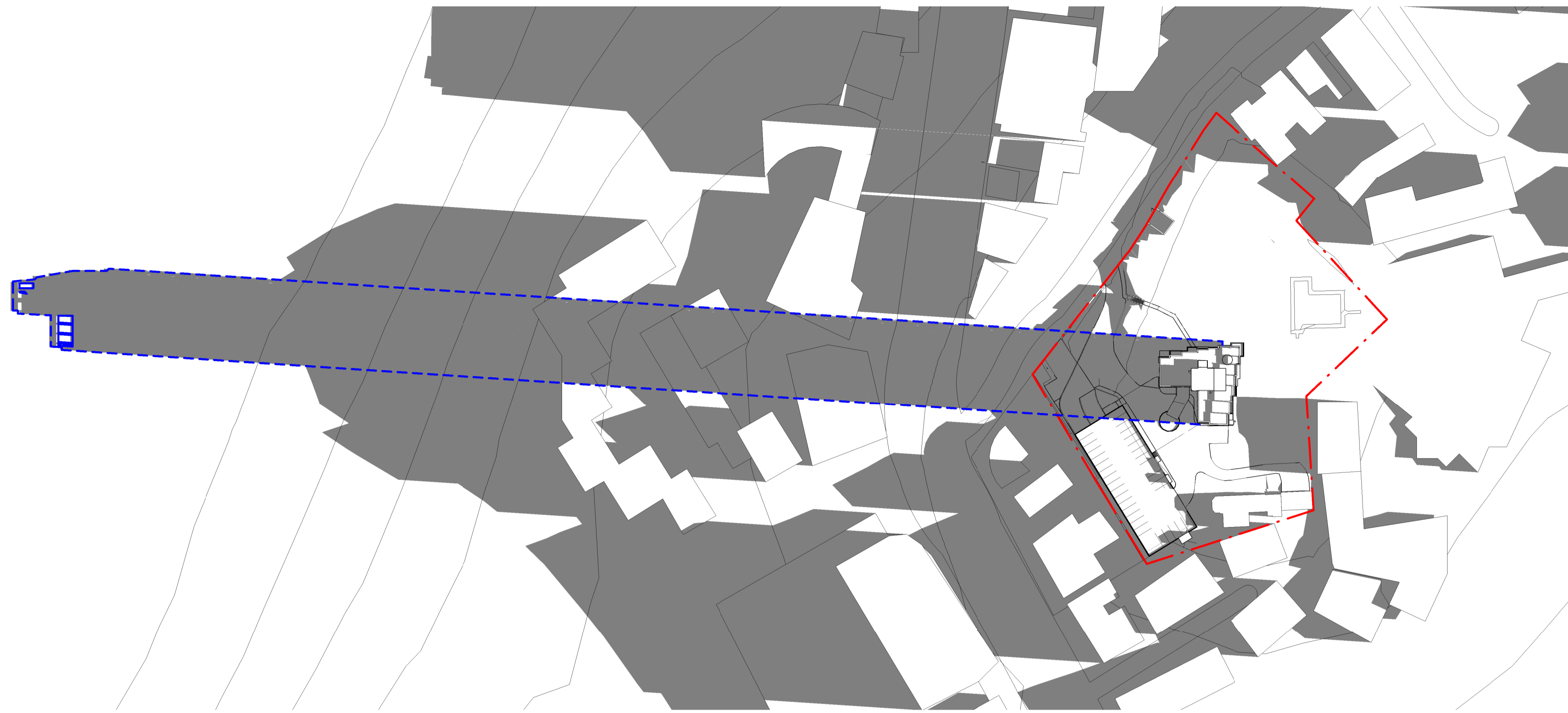


2 PENTHOUSE WINDOWS - SOUTH WEST ELEVATION
 1:50

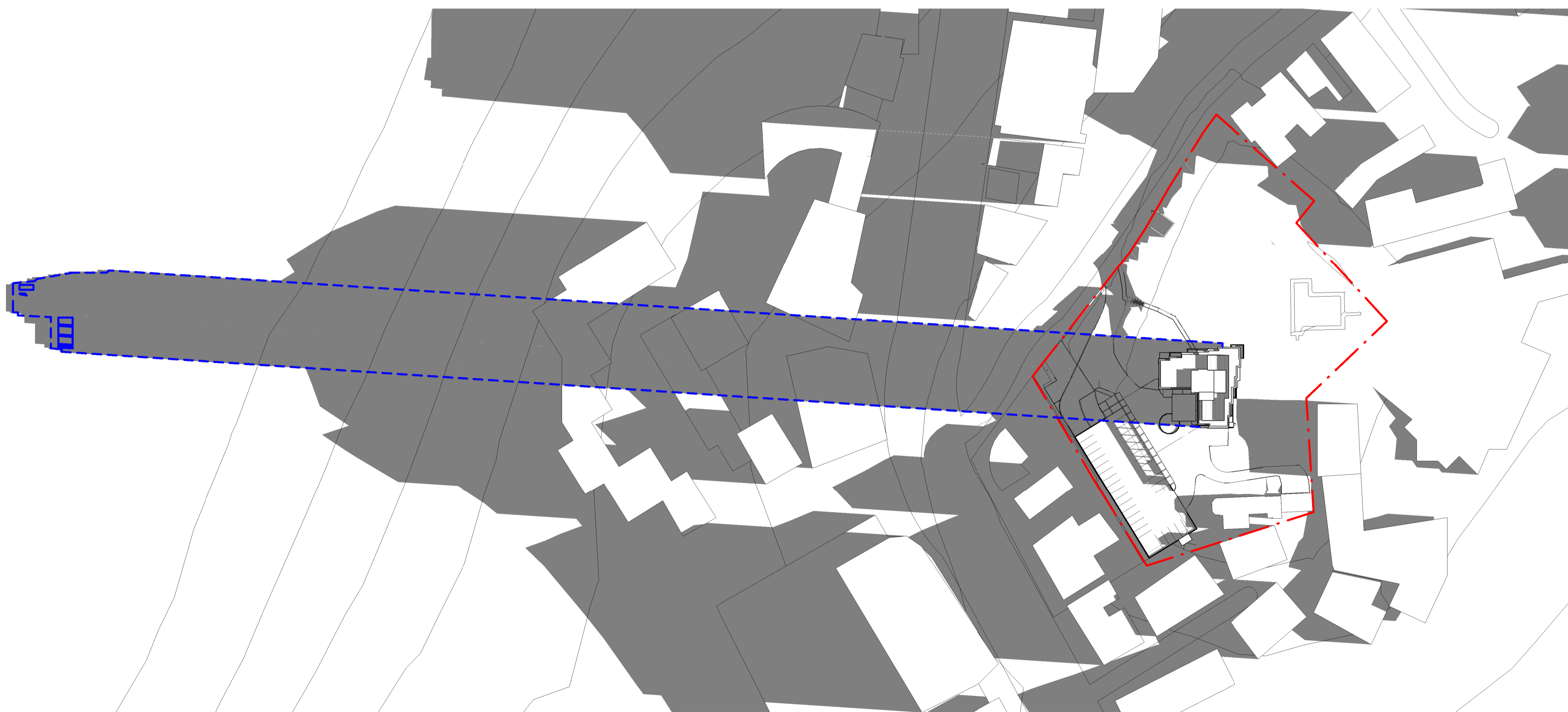


1 ISOMETRIC - WINDOWS - PENTHOUSE LEVEL (NOT TO SCALE)

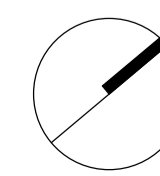
History		
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021



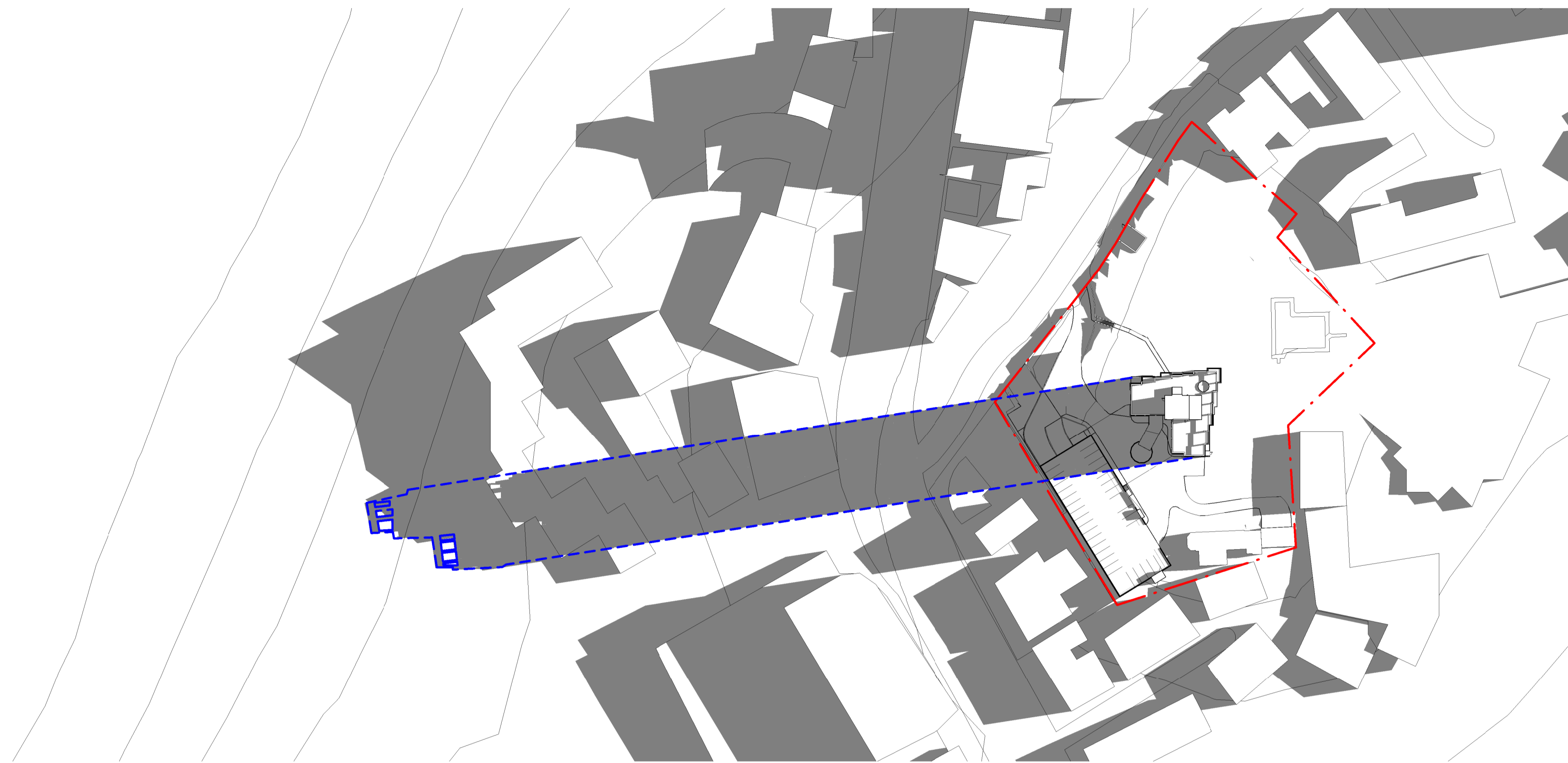
1 EXISTING
1 : 1000



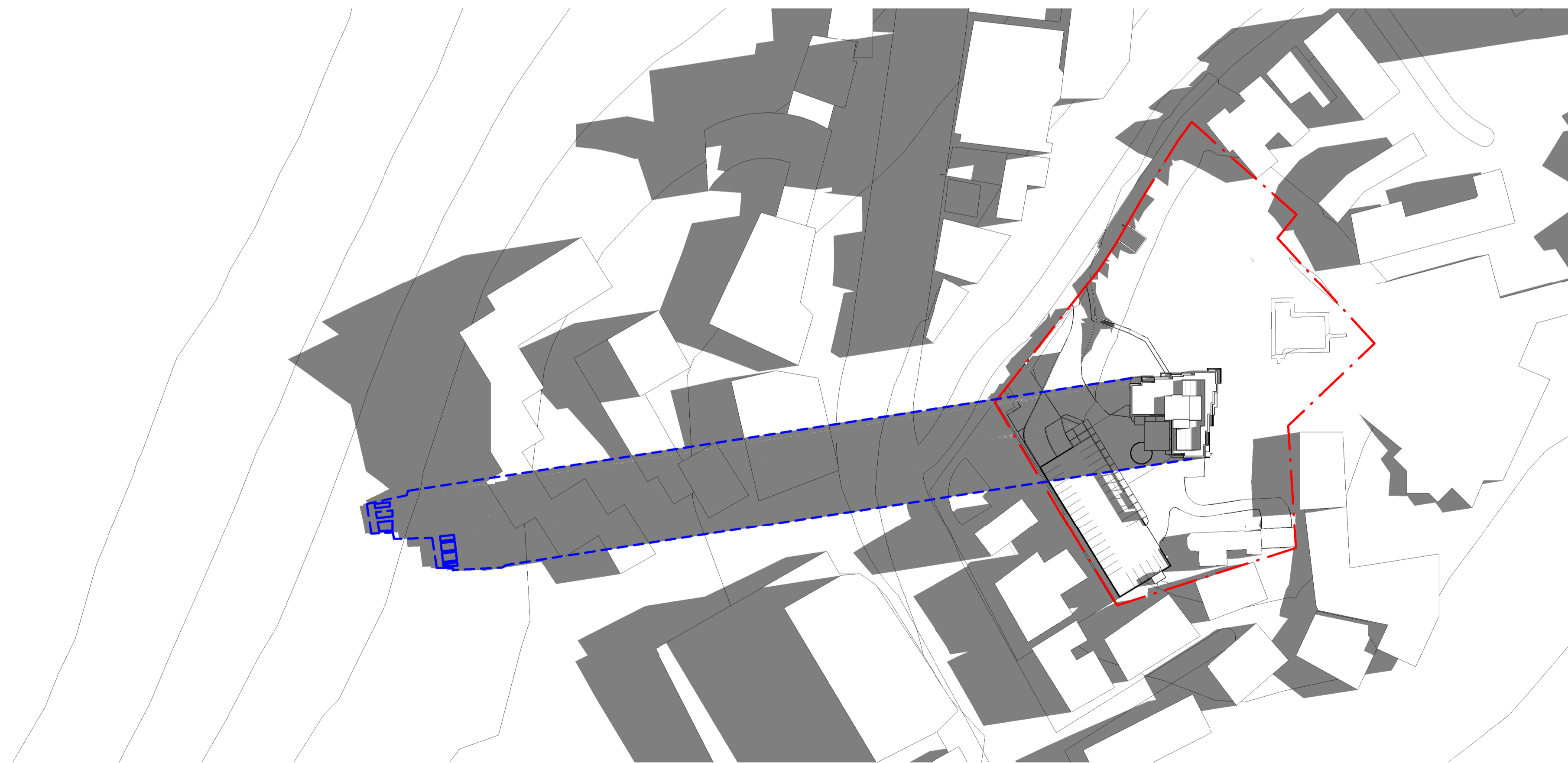
2 PROPOSED
1 : 1000



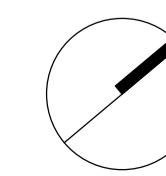
History		
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021



1 EXISTING
1 : 1000



2 PROPOSED
1 : 1000



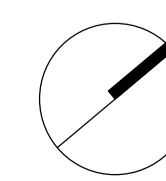
History		
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021



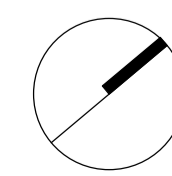
1 EXISTING
1 : 1000



2 PROPOSED
1 : 1000

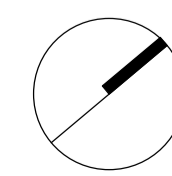


History		
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021



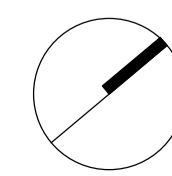
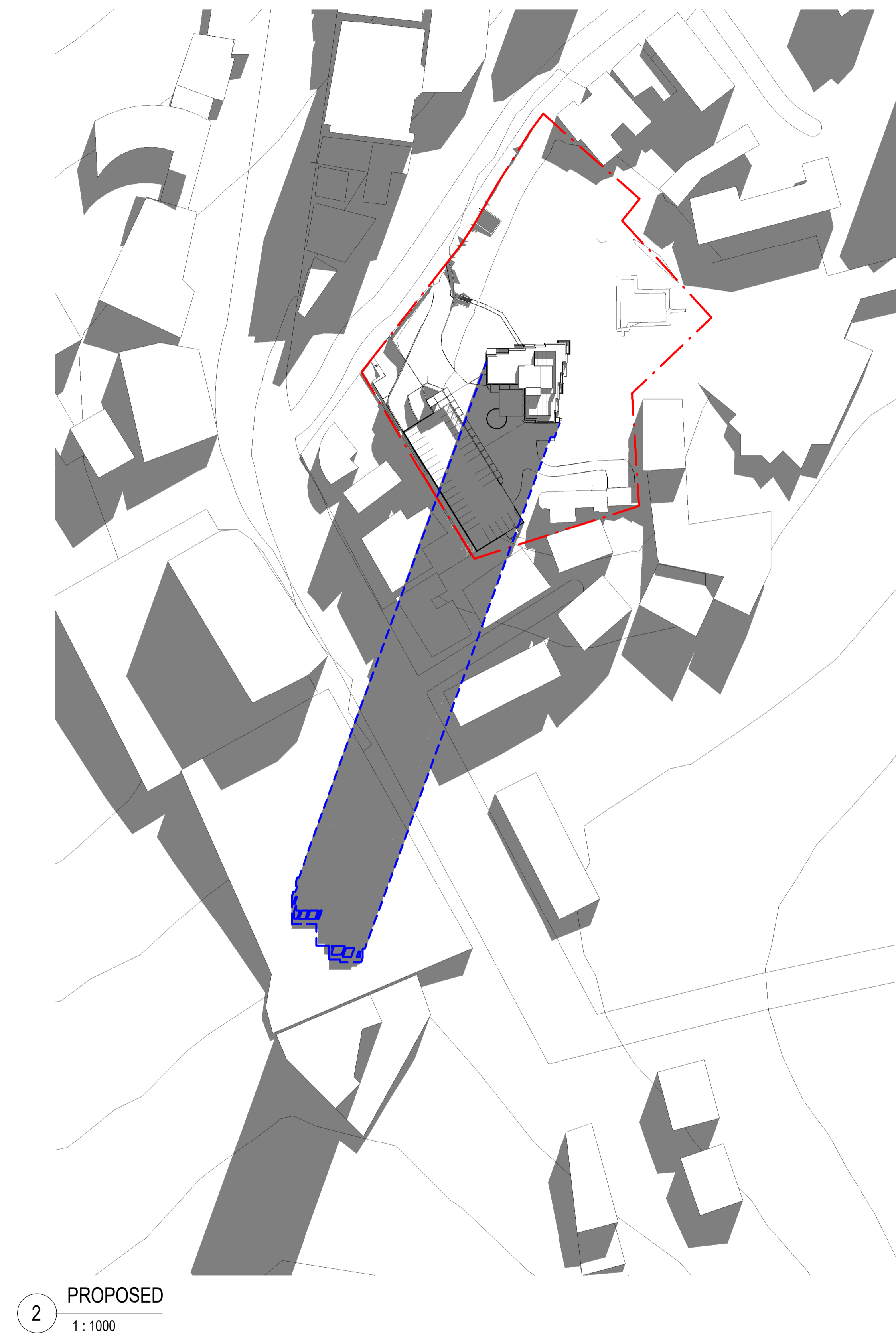
History

[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

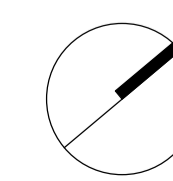
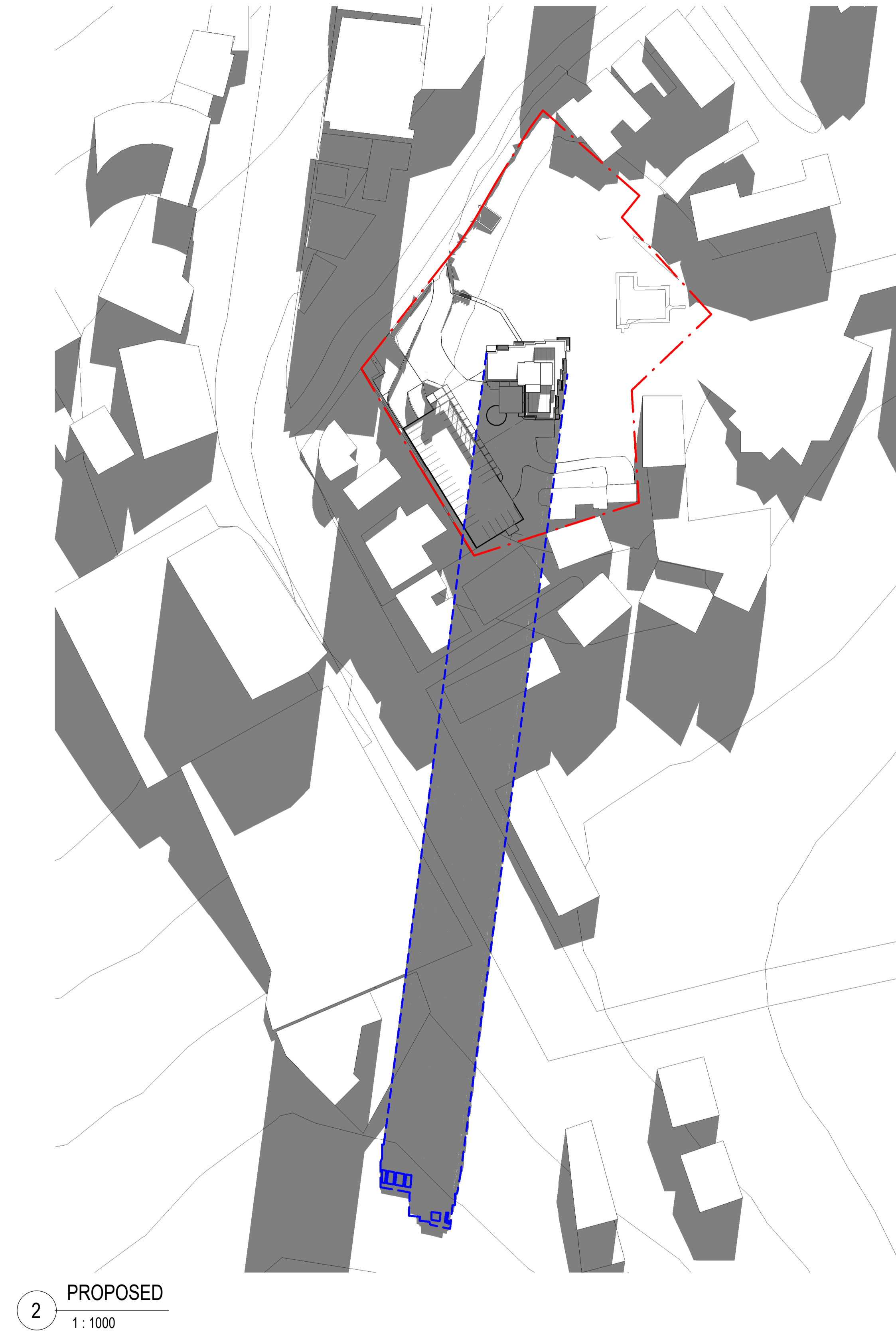
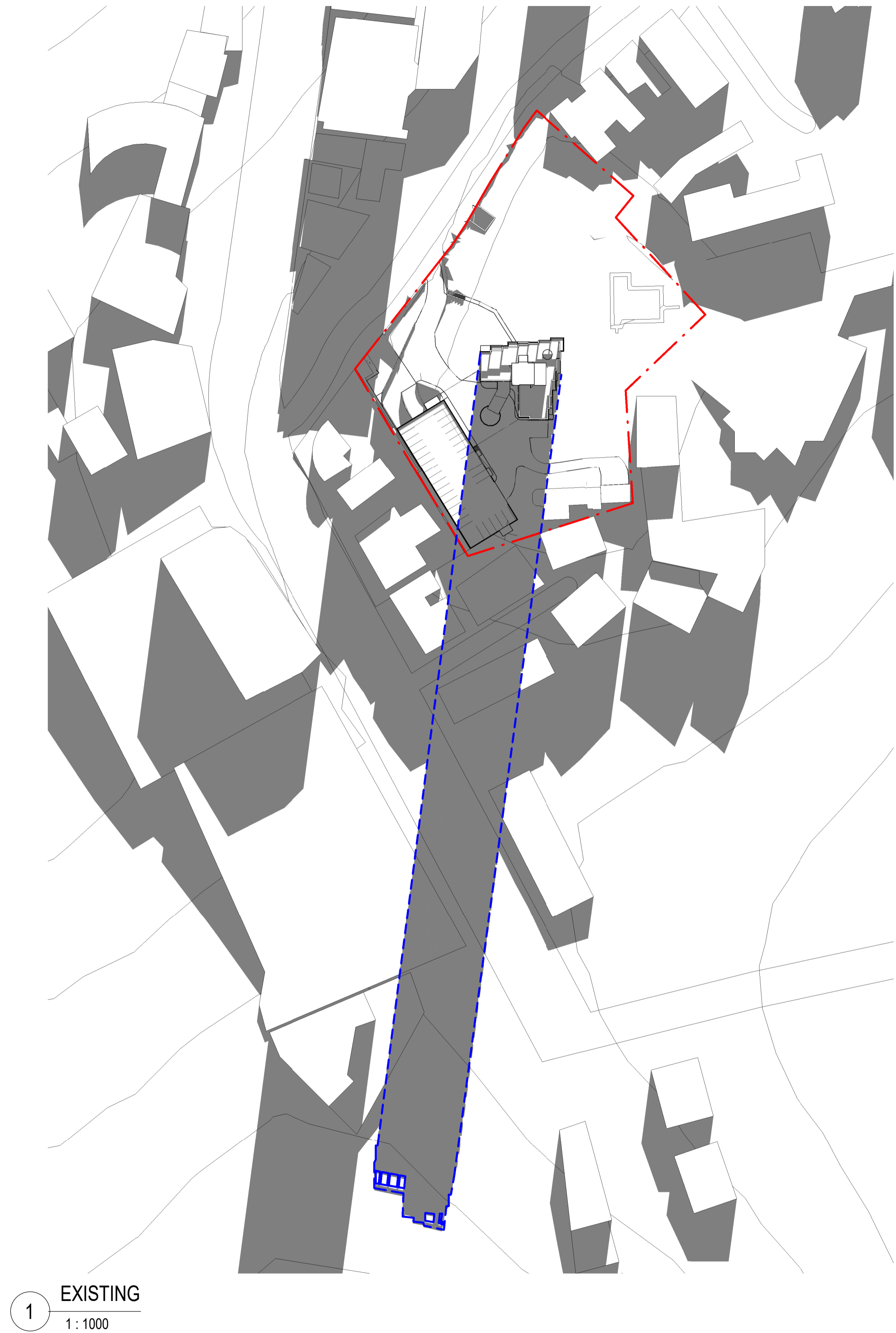


History

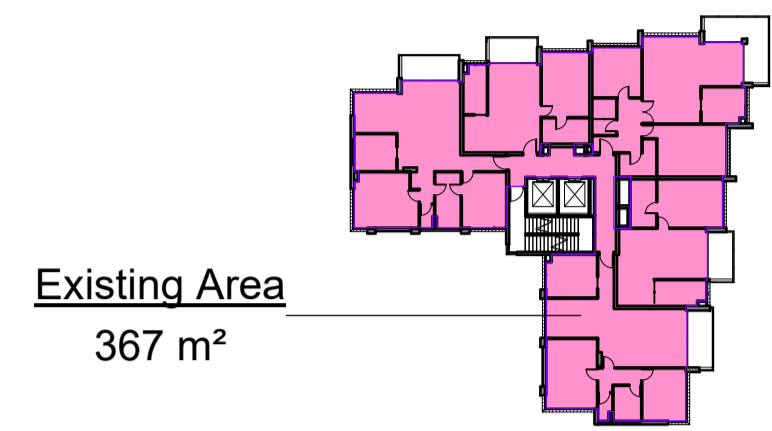
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021



History		
[Rev#]	[Description]	[Date]
B	PRELIMINARY	24.06.2020
C	PRELIMINARY	30.06.2020
D	PRELIMINARY	09.12.2020
1	DA SUBMISSION	12.02.2021

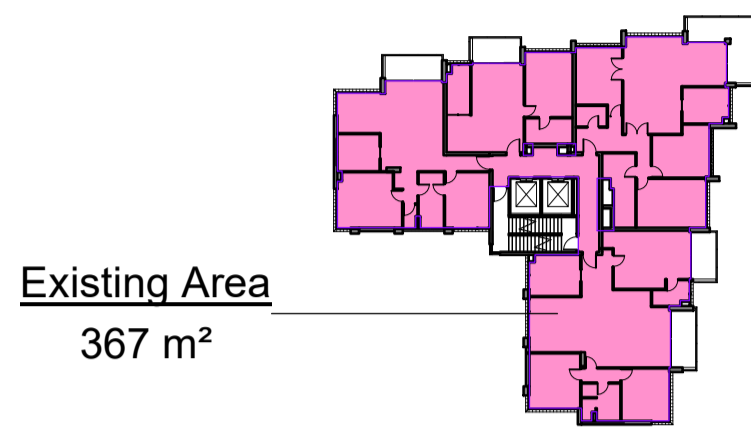


History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY DA SUBMISSION	03.06.2020
1		12.02.2021



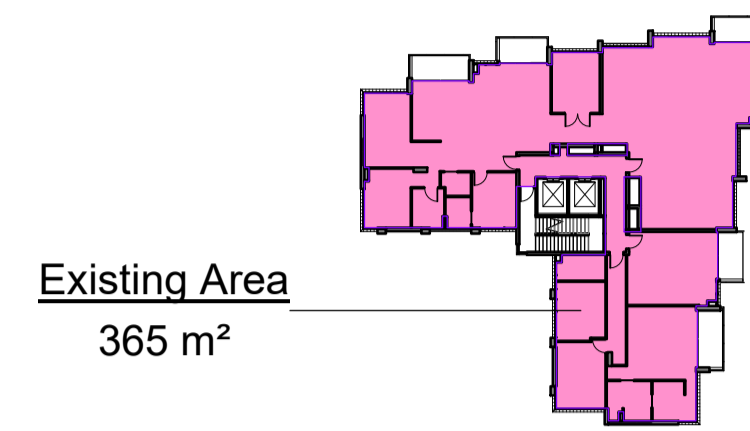
Existing Area
367 m²

4 EXISTING GFA - LEVEL 2-11
1 : 500



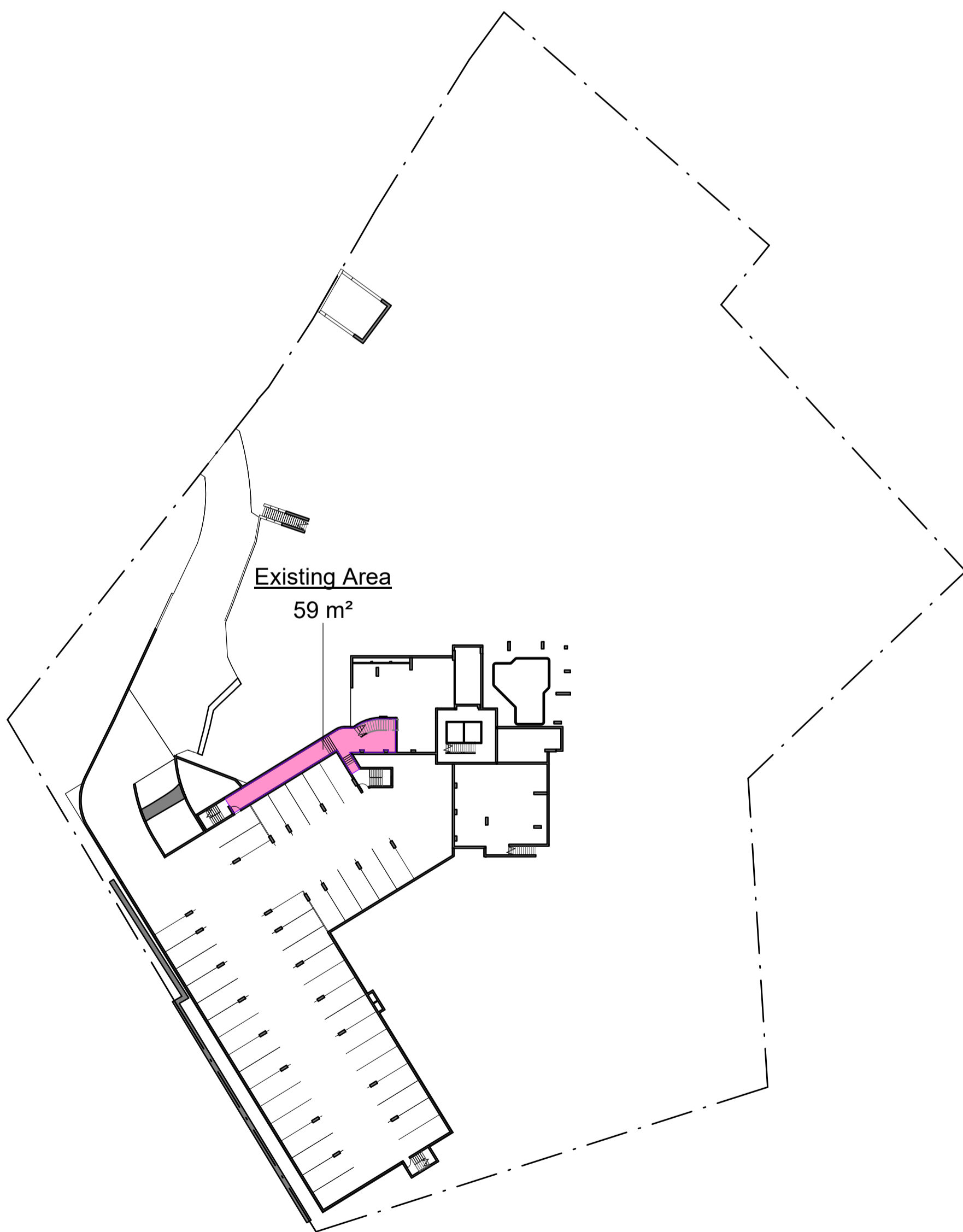
Existing Area
367 m²

5 EXISTING GFA - LEVEL 12-29
1 : 500



Existing Area
365 m²

6 EXISTING GFA - LEVEL 30
1 : 500



Existing Area
59 m²

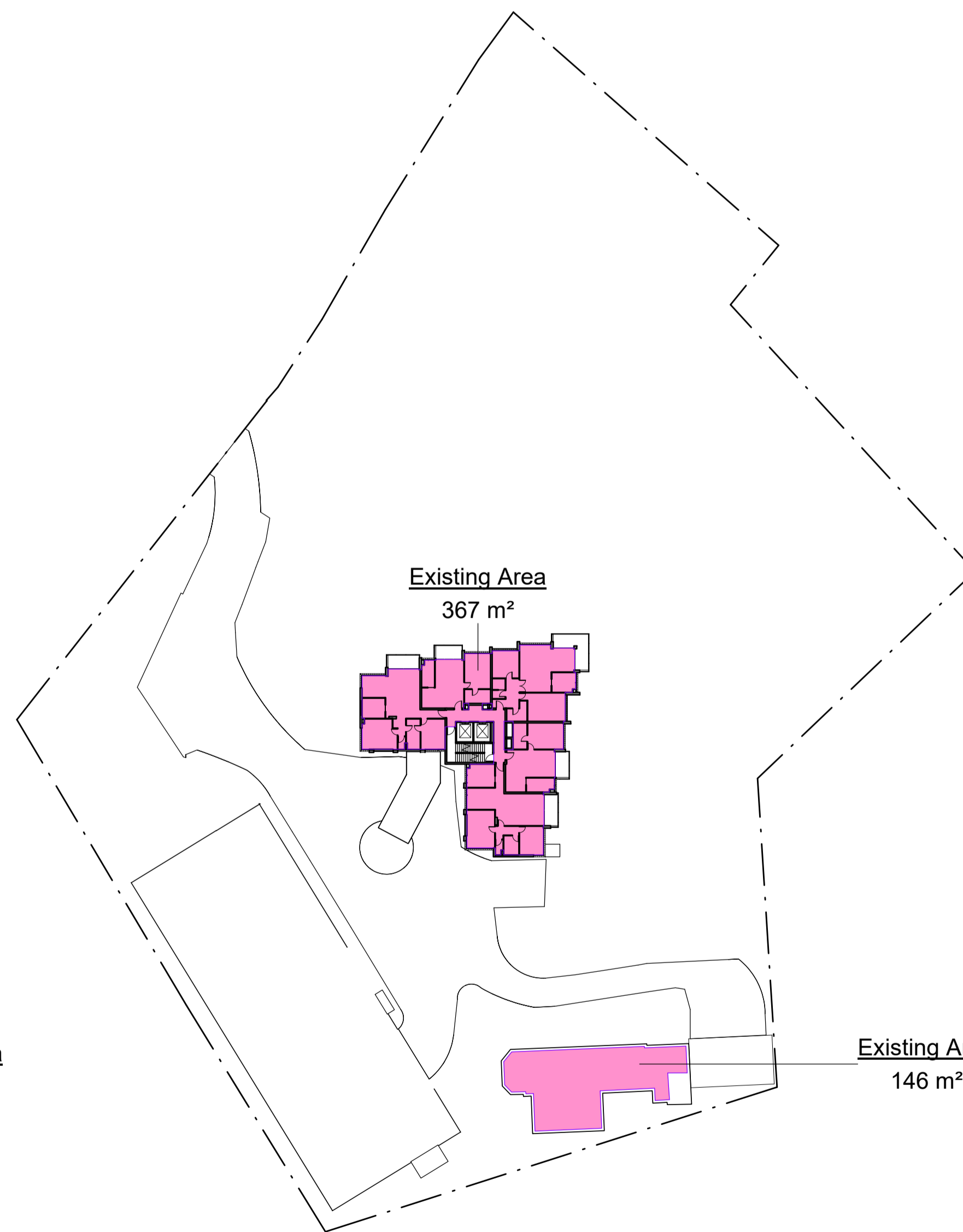
1 EXISTING GFA - CARPARK LEVEL 2
1 : 500



Existing Area
325 m²

Existing Area
155 m²

2 EXISTING GFA - GROUND FLOOR
1 : 500



Existing Area
367 m²

Existing Area
146 m²

3 EXISTING GFA - LEVEL 1
1 : 500

EXISTING GFA SCHEDULE

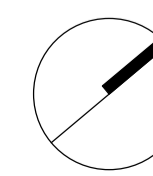
LEVEL	AREA
CARPARK LEVEL 2	59 m ²
GROUND FLOOR	480 m ²
LEVEL 1	513 m ²
LEVEL 2	367 m ²
LEVEL 3	367 m ²
LEVEL 4	367 m ²
LEVEL 5	367 m ²
LEVEL 6	367 m ²
LEVEL 7	367 m ²
LEVEL 8	367 m ²
LEVEL 9	367 m ²
LEVEL 10	367 m ²
LEVEL 11	367 m ²
LEVEL 12	367 m ²
LEVEL 13	367 m ²
LEVEL 14	367 m ²
LEVEL 15	367 m ²
LEVEL 16	367 m ²
LEVEL 17	367 m ²
LEVEL 18	367 m ²
LEVEL 19	367 m ²
LEVEL 20	367 m ²
LEVEL 21	367 m ²
LEVEL 22	367 m ²
LEVEL 23	367 m ²
LEVEL 24	367 m ²
LEVEL 25	367 m ²
LEVEL 26	367 m ²
LEVEL 27	367 m ²
LEVEL 28	367 m ²
LEVEL 29	367 m ²
LEVEL 30	365 m ²
TOTAL	11703 m²

EXISTING FSR SCHEDULE

SITE AREA	GFA	FSR
9300 m ²	11703 m ²	1.26

EXISTING ALLOWANCE

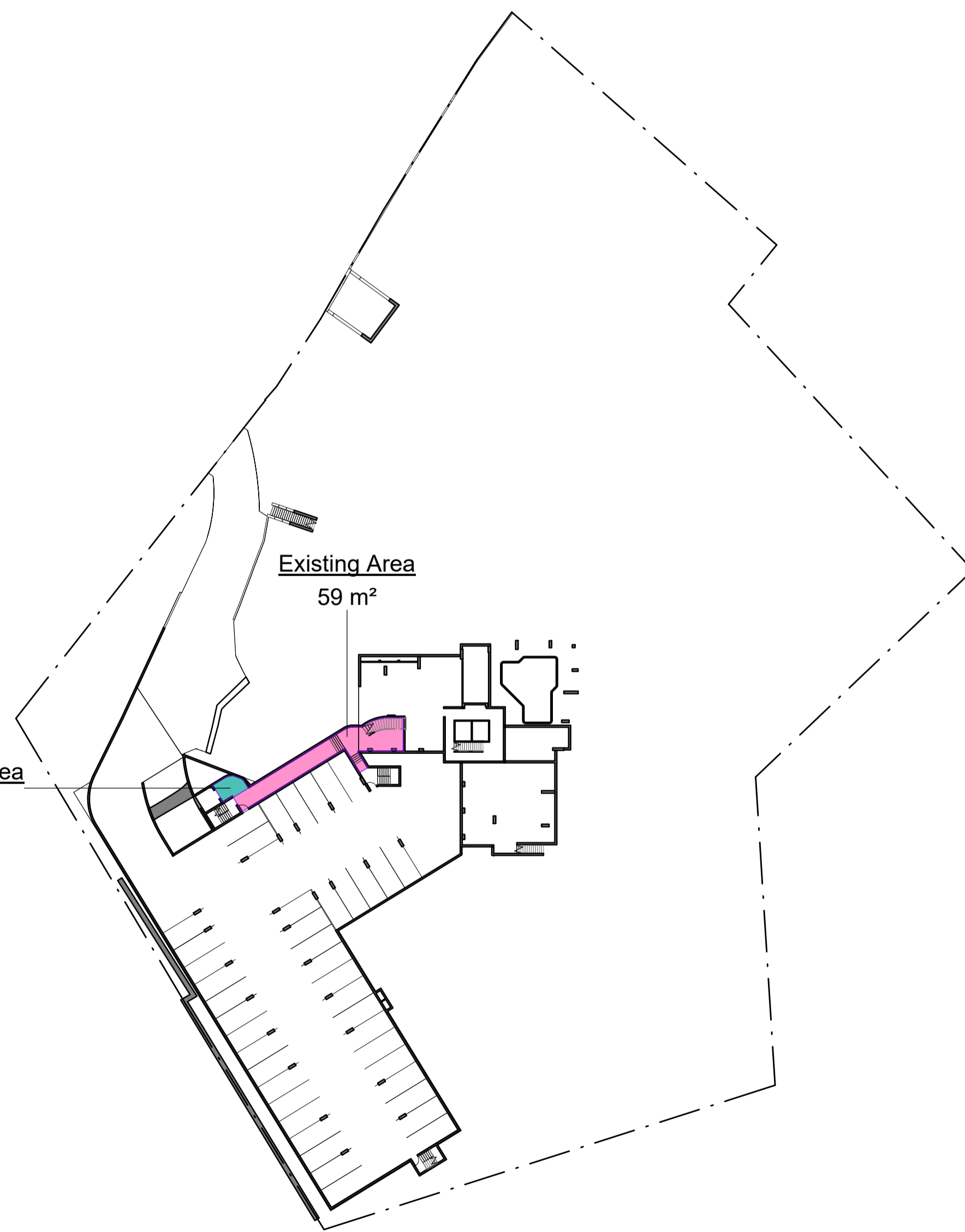
MAXIMUM FSR	MAX 1.3 :1
PERMISSIBLE GFA	12,090 m ²
EXISTING DIFFERENCE TO PERMISSIBLE GFA	-386 m ²



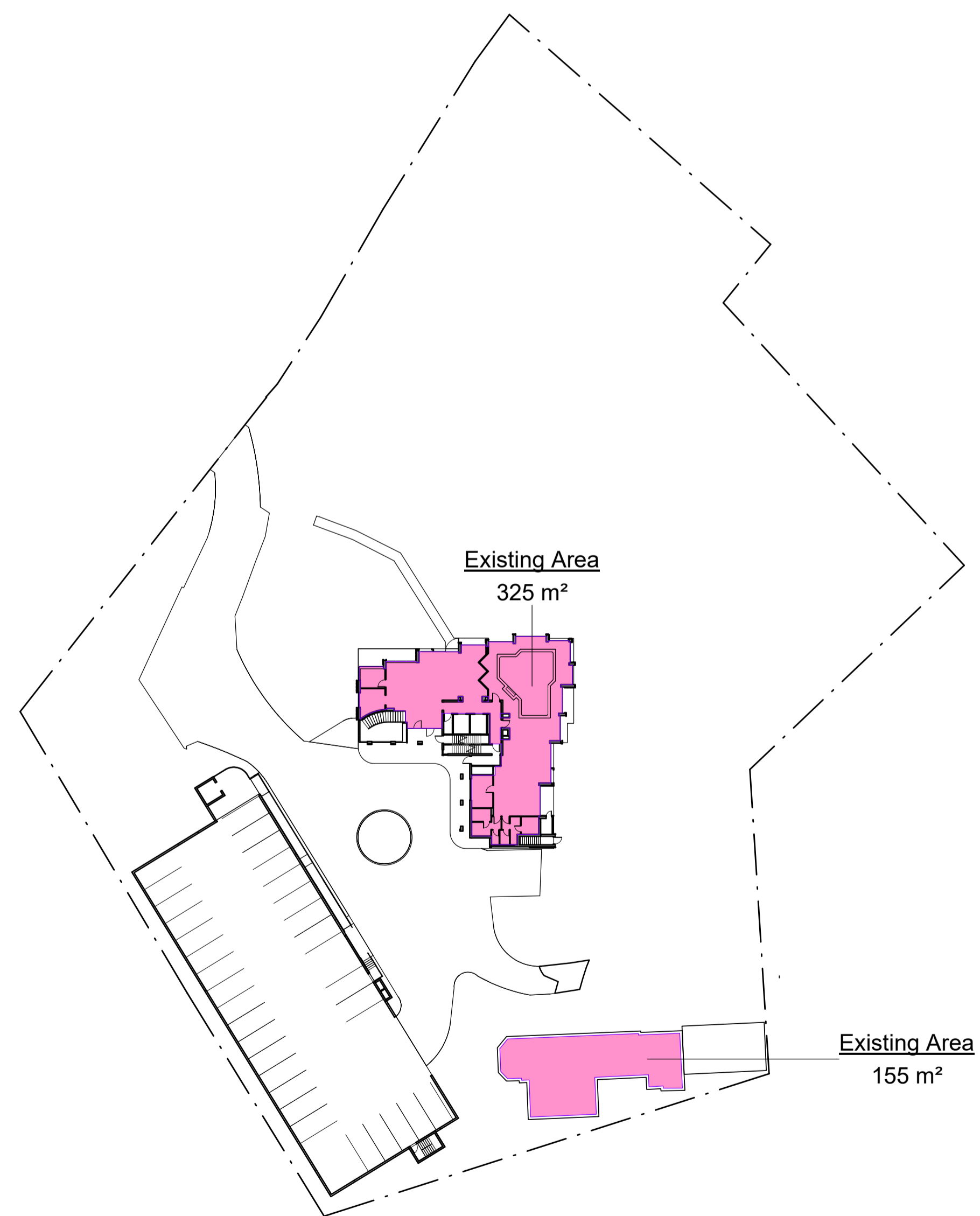
History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
1	DA SUBMISSION	12.02.2021



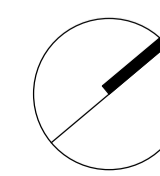
1 PROPOSED GFA - CARPARK LEVEL 1
1 : 500



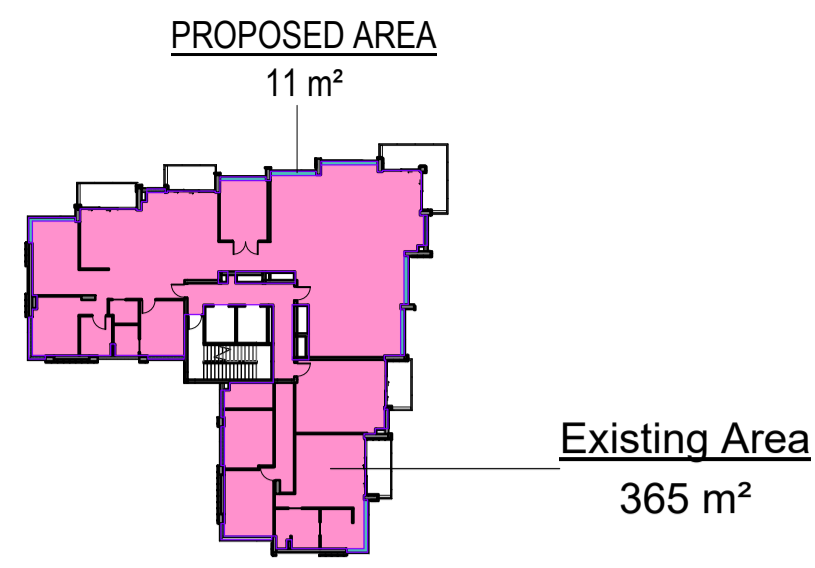
2 PROPOSED GFA - CARPARK LEVEL 2
1 : 500



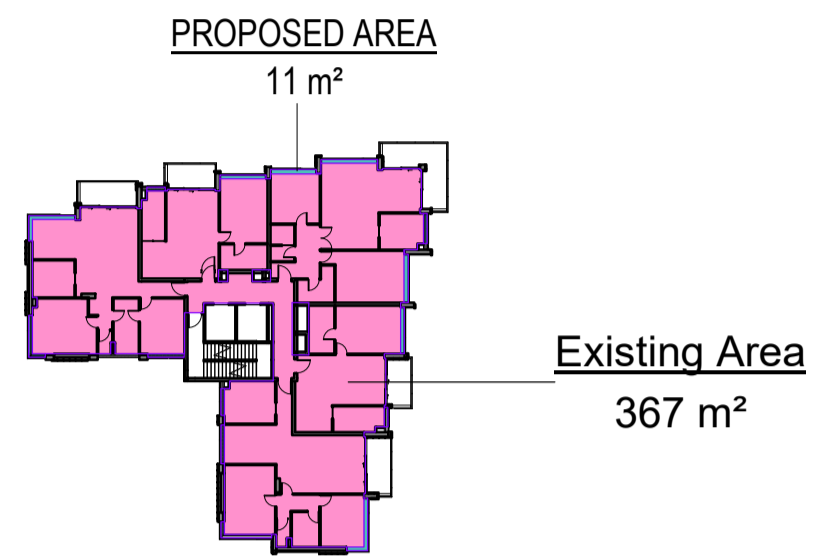
3 PROPOSED GFA - GROUND FLOOR
1 : 500



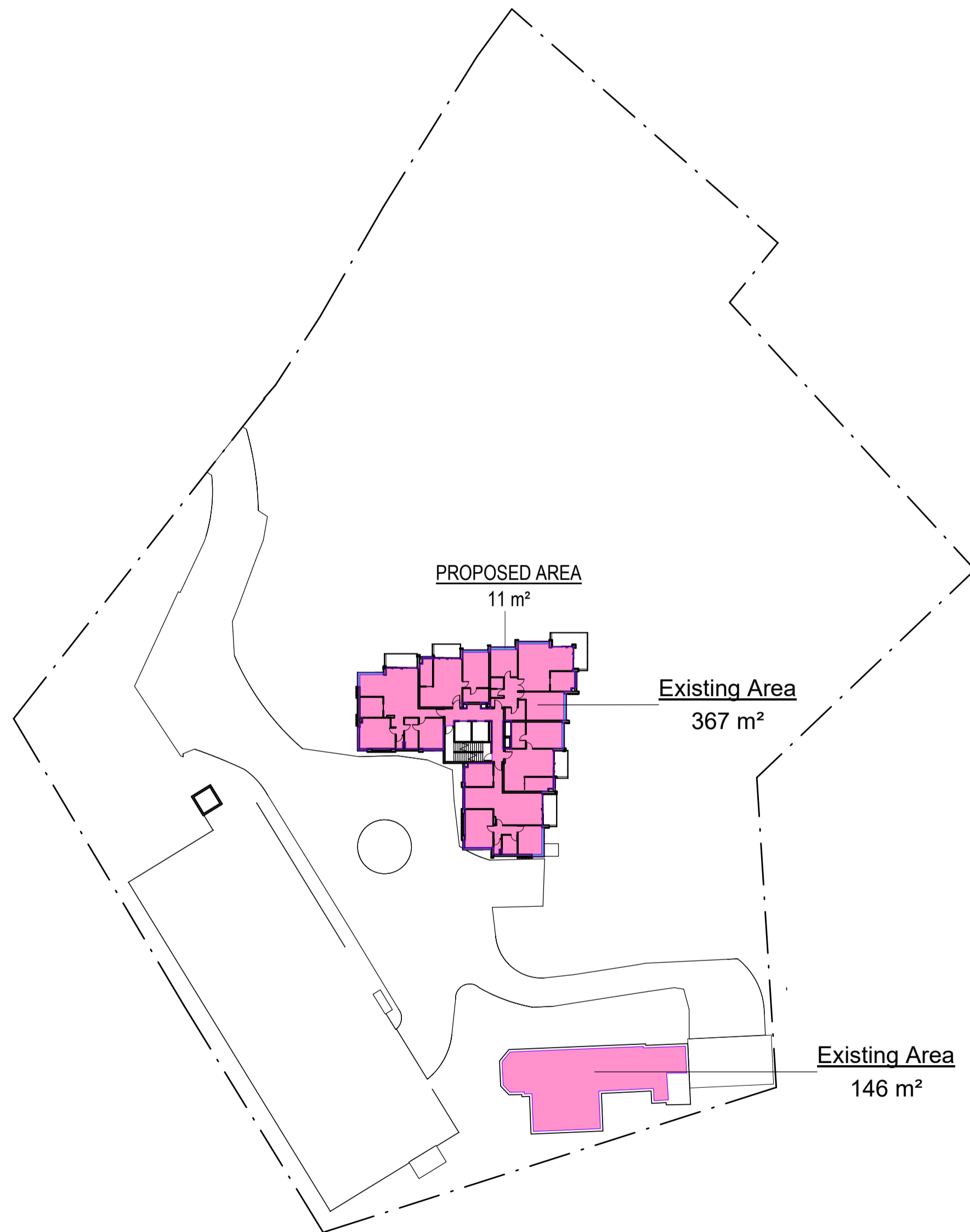
History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
1	DA SUBMISSION	12.02.2021



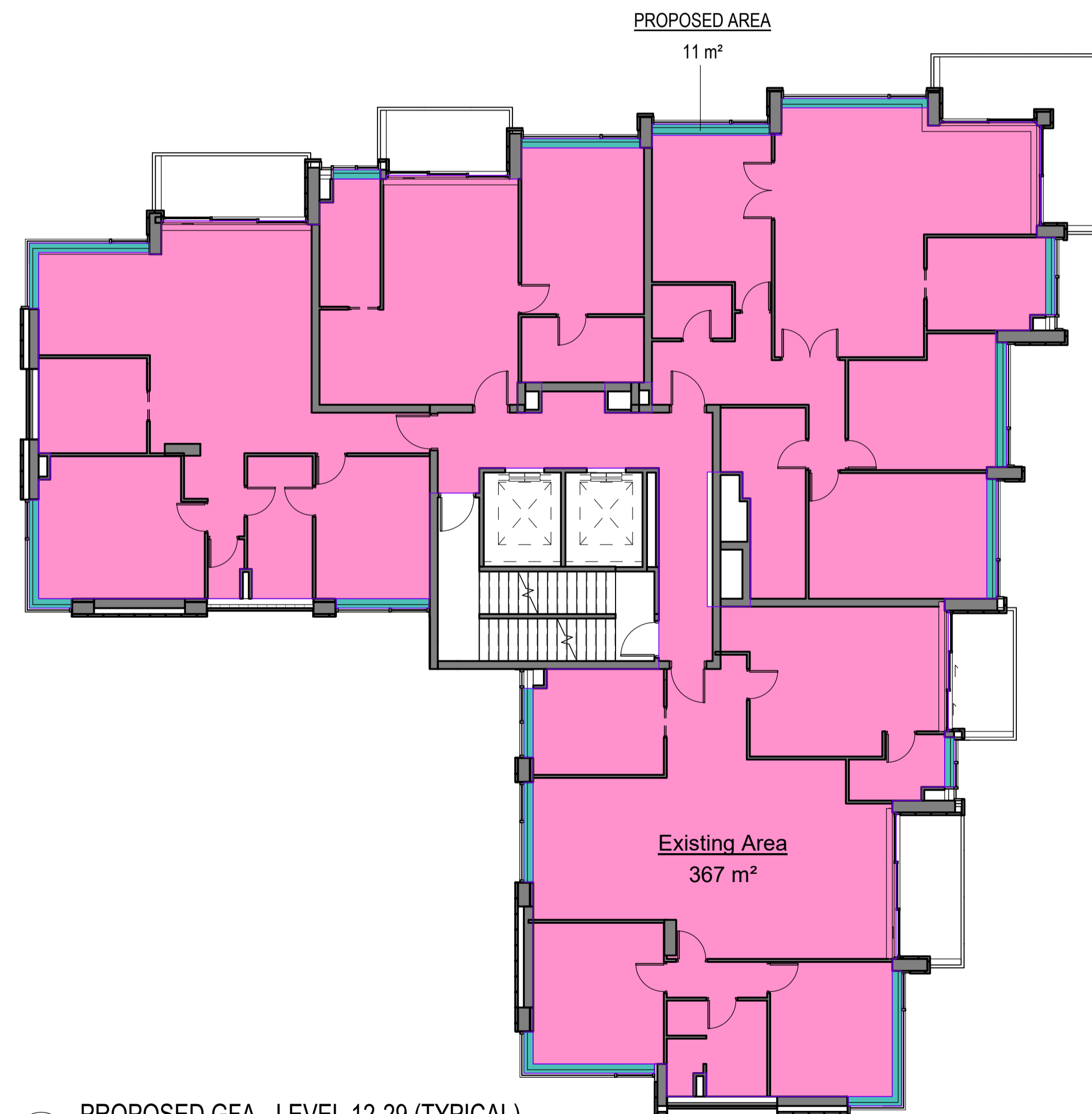
3 PROPOSED GFA - LEVEL 30
1 : 500



2 PROPOSED GFA - LEVEL 2-11
1 : 500



1 PROPOSED GFA - LEVEL 1
1 : 500



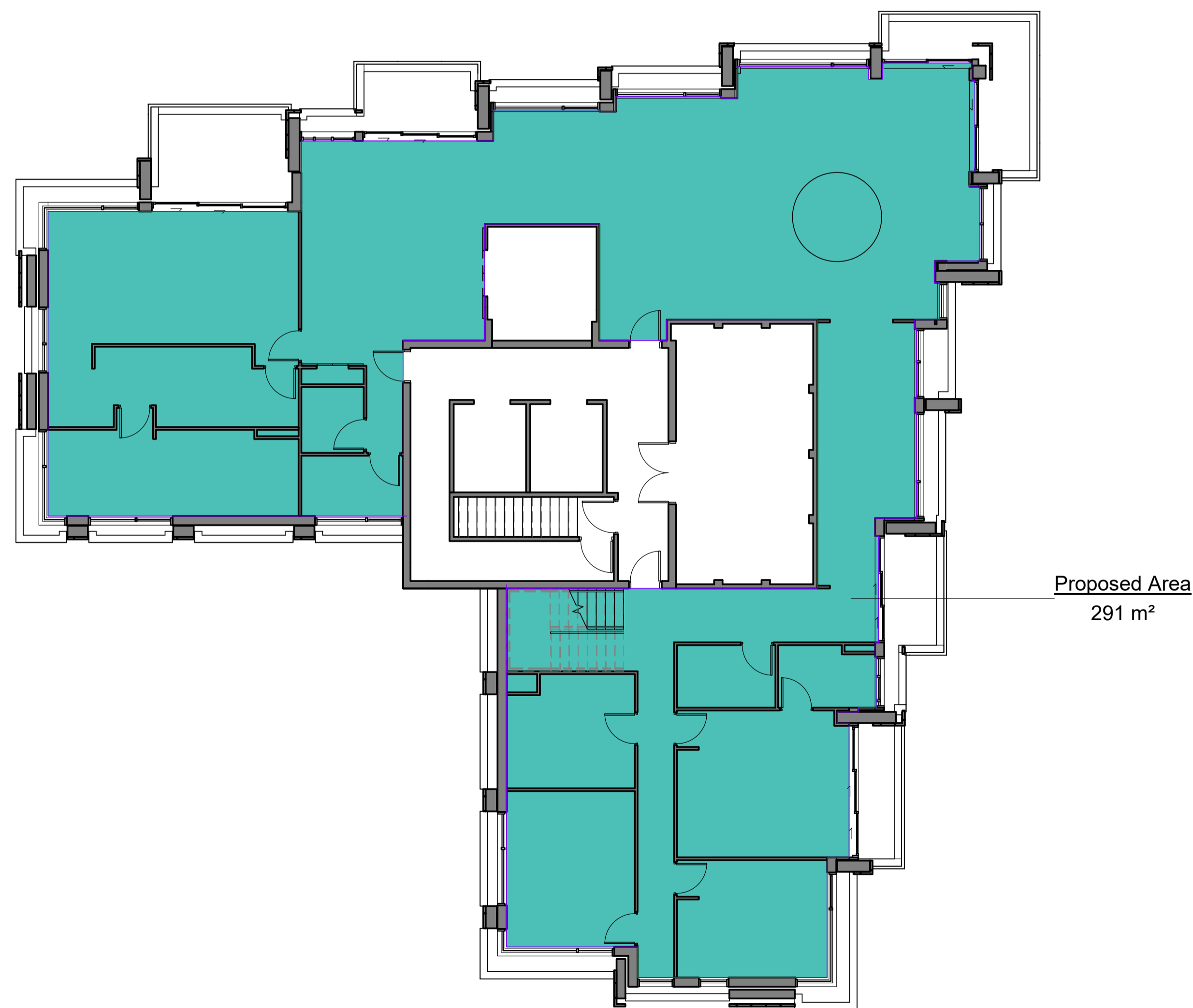
4 PROPOSED GFA - LEVEL 12-29 (TYPICAL)
1 : 100

PROPOSED GFA SCHEDULE

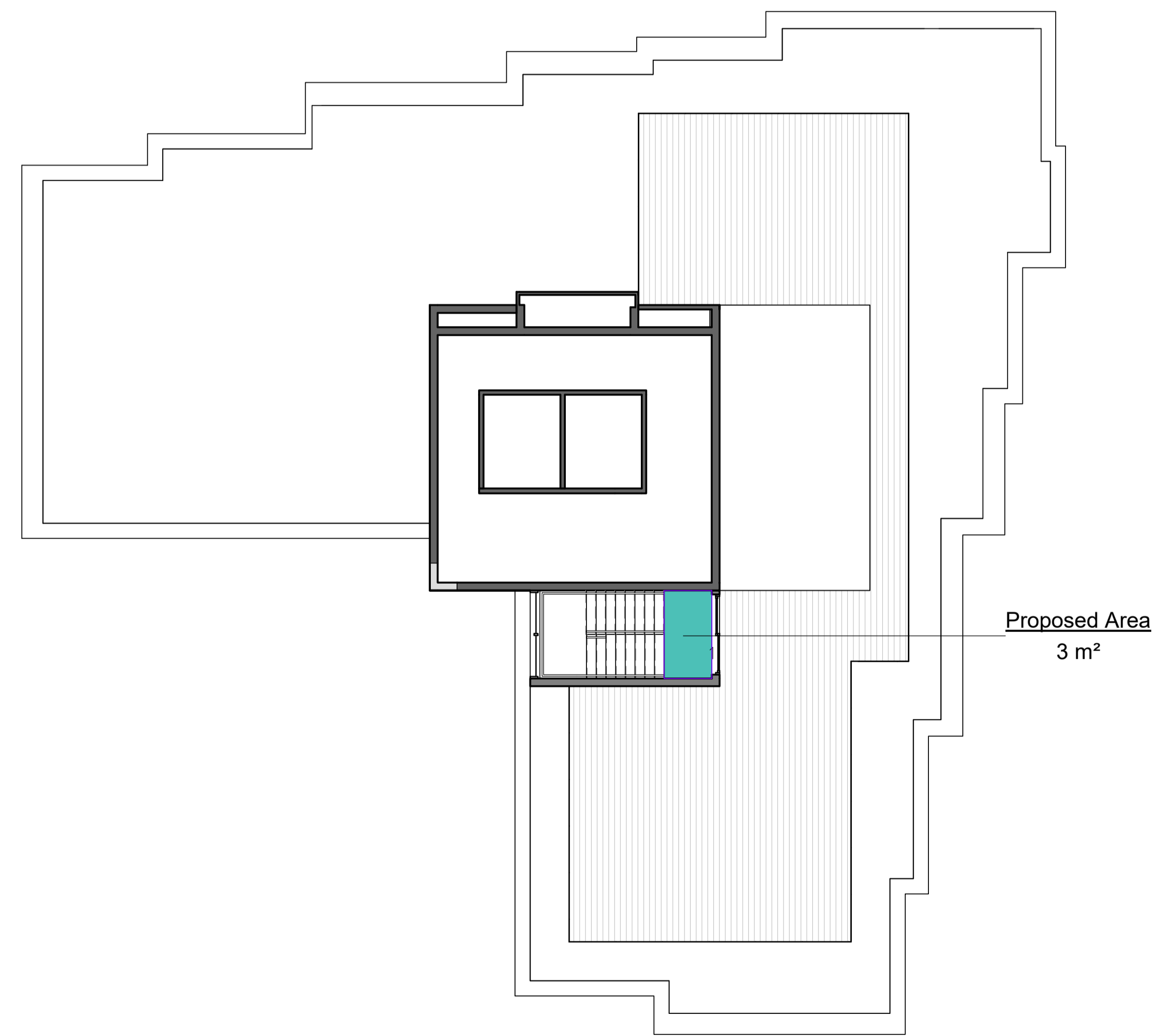
LEVEL	AREA
CARPARK LEVEL 1	12 m ²
CARPARK LEVEL 2	67 m ²
GROUND FLOOR	480 m ²
LEVEL 1	525 m ²
LEVEL 2	378 m ²
LEVEL 3	378 m ²
LEVEL 4	378 m ²
LEVEL 5	378 m ²
LEVEL 6	378 m ²
LEVEL 7	378 m ²
LEVEL 8	378 m ²
LEVEL 9	378 m ²
LEVEL 10	378 m ²
LEVEL 11	378 m ²
LEVEL 12	378 m ²
LEVEL 13	378 m ²
LEVEL 14	378 m ²
LEVEL 15	378 m ²
LEVEL 16	378 m ²
LEVEL 17	378 m ²
LEVEL 18	378 m ²
LEVEL 19	378 m ²
LEVEL 20	378 m ²
LEVEL 21	378 m ²
LEVEL 22	378 m ²
LEVEL 23	378 m ²
LEVEL 24	378 m ²
LEVEL 25	378 m ²
LEVEL 26	378 m ²
LEVEL 27	378 m ²
LEVEL 28	378 m ²
LEVEL 29	378 m ²
LEVEL 30	376 m ²
LEVEL 31	291 m ²
ROOF LEVEL	3 m ²
	12346 m ²

PROPOSED GFA

EXISTING GFA	11,703 m ²
PERMISSIBLE GFA	12,090 m ²
PROPOSED FACADE ADDITIONAL GFA	330 m ²
PROPOSED PENTHOUSE ADDITIONAL GFA	294 m ²
PROPOSED CARPARK LIFT LOBBY GFA	20 m ²
TOTAL PROPOSED ADDITIONAL GFA	644 m ²
% PROPOSED ADDITIONAL GFA	5.2%
TOTAL GFA	12,347 m ²
DIFFERENCE TO PERMISSIBLE GFA	-257 m ²
PROPOSED FSR	1.33



1 PROPOSED GFA - LEVEL 31 (PENTHOUSE)
1: 100



2 PROPOSED GFA - ROOF LEVEL (PENTHOUSE)
1: 100

PROPOSED MATERIALS



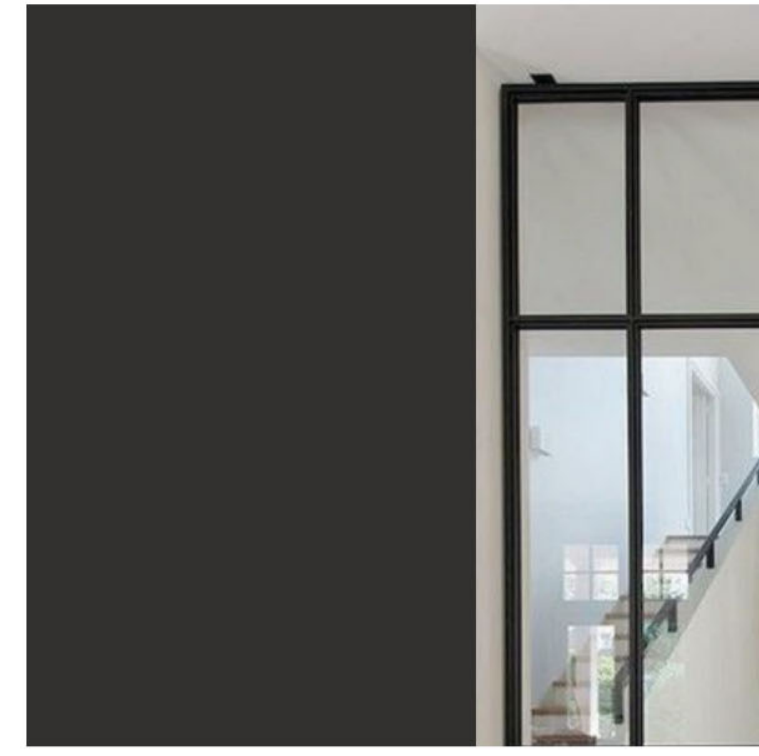
01. FRONTEK CLADDING

FACADE VERTICAL CLADDING



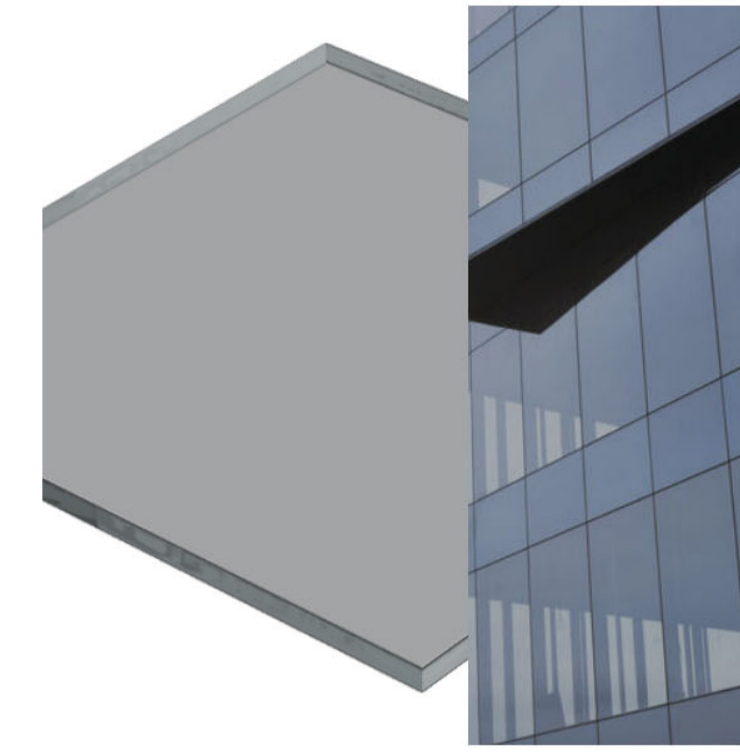
02. ALUMINIUM PANELS DARK GREY

SOUTH FACADE WINDOW SPANDRELS



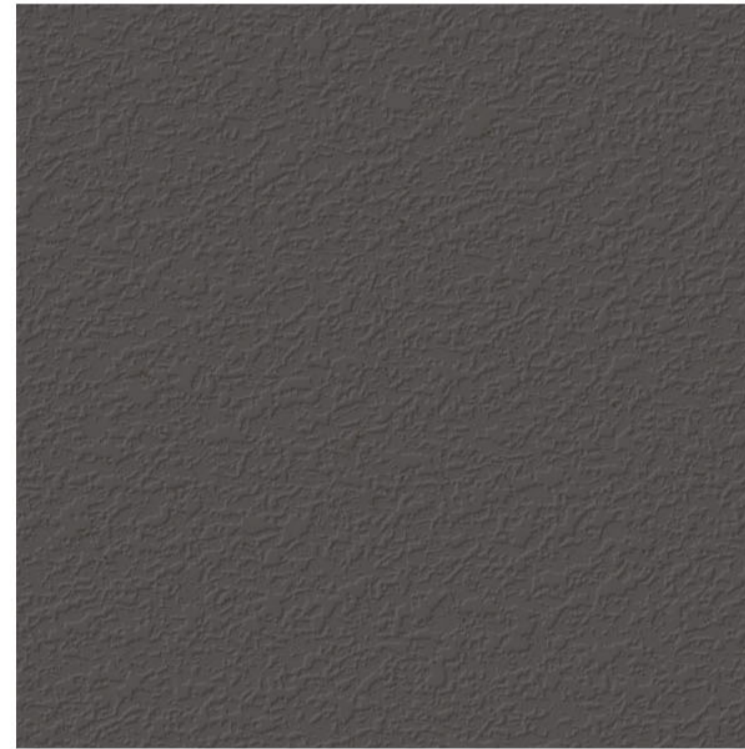
03. METAL CLADDING AND FRAMING DARK GREY

ALL WINDOWS FRAMING AND FACADE RETURNS



04. GREY TINTED GLASS

WINDOW GLAZING



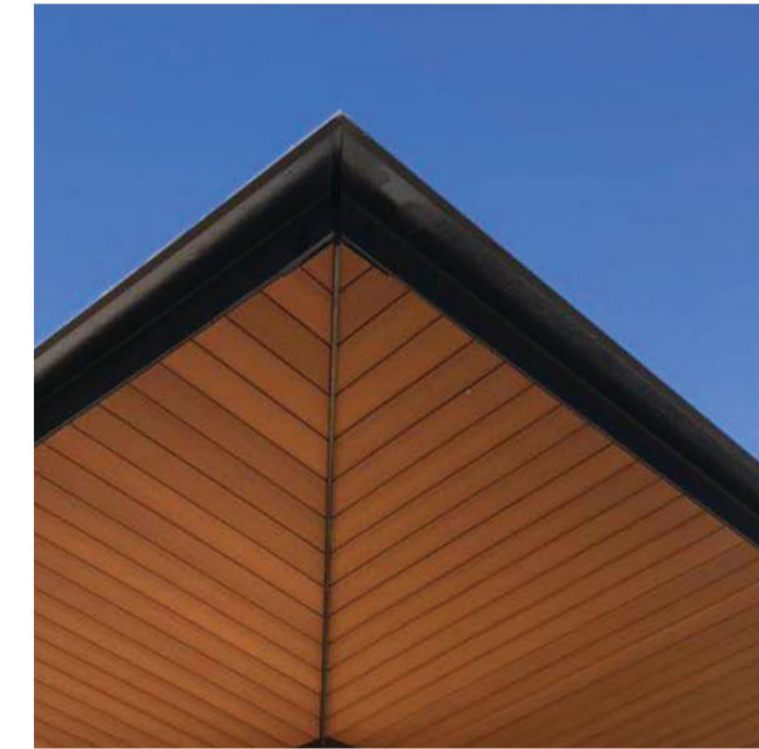
05. RENDERED PAINT FINISH DARK GREY

BALCONY UPSTANDS & SOFFIT / ELEVATOR & FIRE STAIR CORE



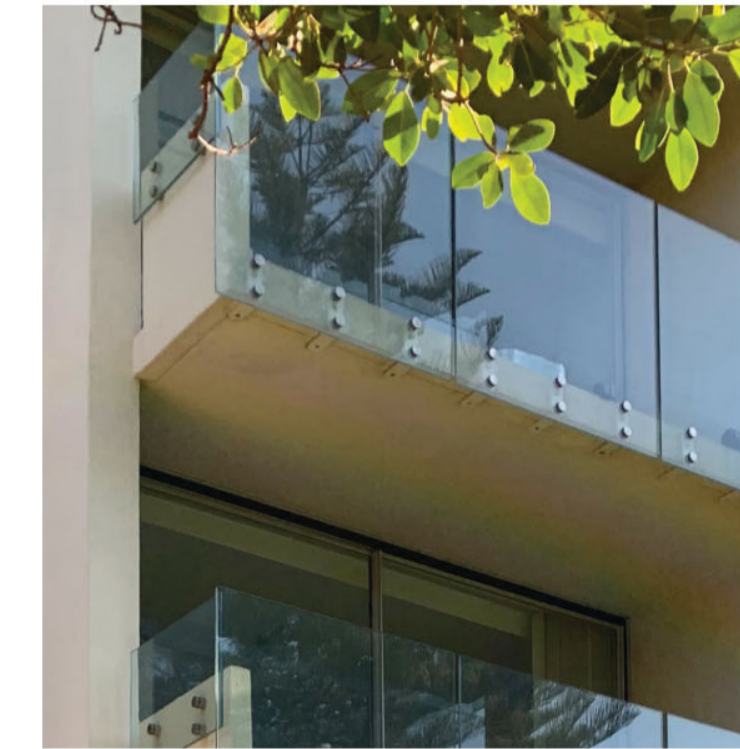
06. COLOUR BACK GLASS DARK GREY

NORTH FACADE WINDOW SPANDRELS



07. TIMBER LOOK

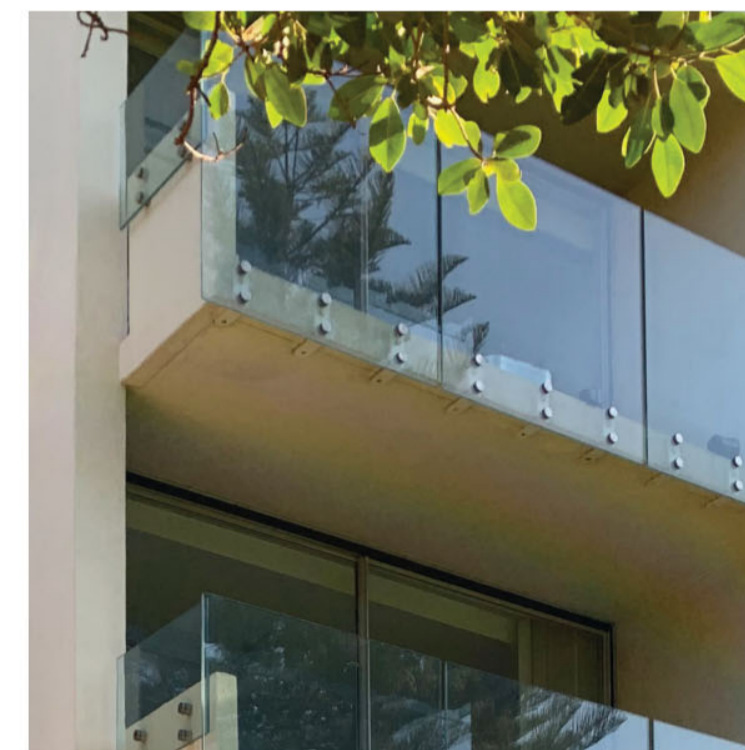
PORTE COCHERE SOFFIT



08. NEW CLEAR GLASS

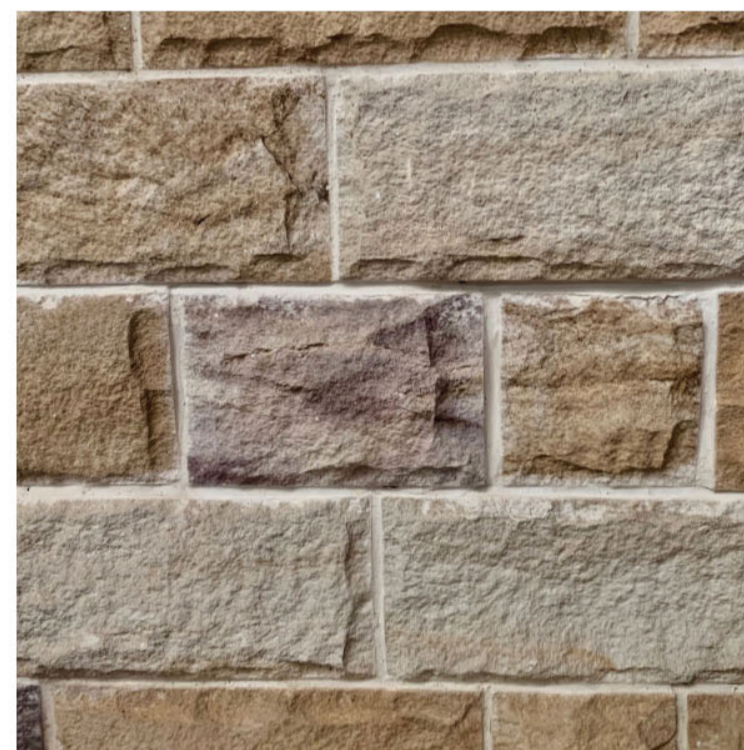
CLEAR GLAZING TO PENTHOUSE PERIMETER COURTYARD BARRIER

EXISTING MATERIALS



10. EXISTING CLEAR GLASS

NORTH FACADE BALCONY BALUSTRADES / EXISTING GLAZING TO COTTAGE & CARPARK



11. EXISTING SANDSTONE

EXISTING COTTAGE / WALLS ALONG DARLING POINT RD



12. EXISTING RENDERED CONCRETE

CARPARK

[Status] FOR APPROVAL

[Nom. Architect] Doug Southwell /7362

[File] 20190074-AB-DA001.rvt

[Print Date] 12/02/2021 3:06:01 PM

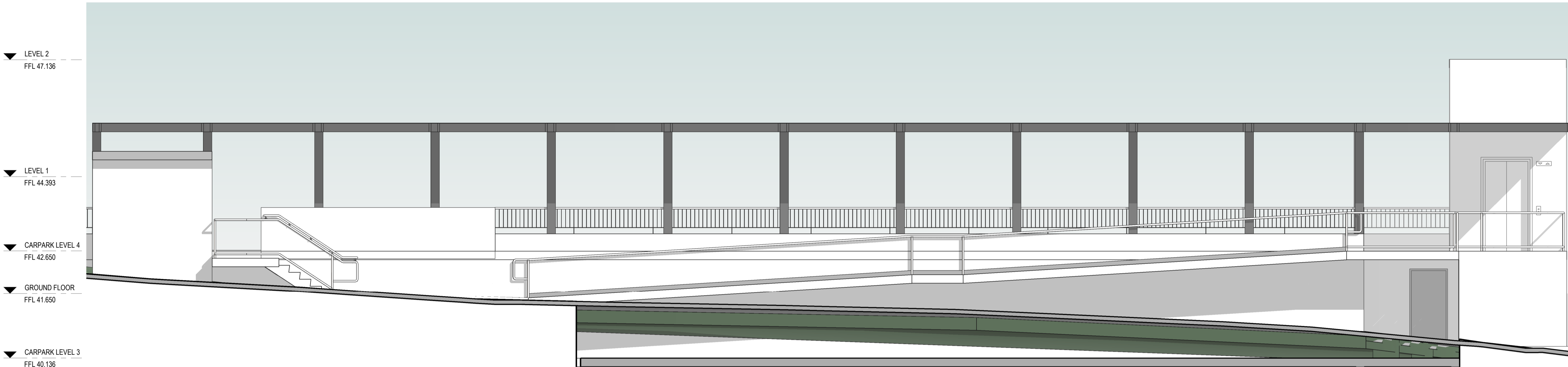
History

[Rev#]	[Description]	[Date]
A	PRELIMINARY	24.06.2020
B	PRELIMINARY	30.06.2020
1	DA SUBMISSION	12.02.2021

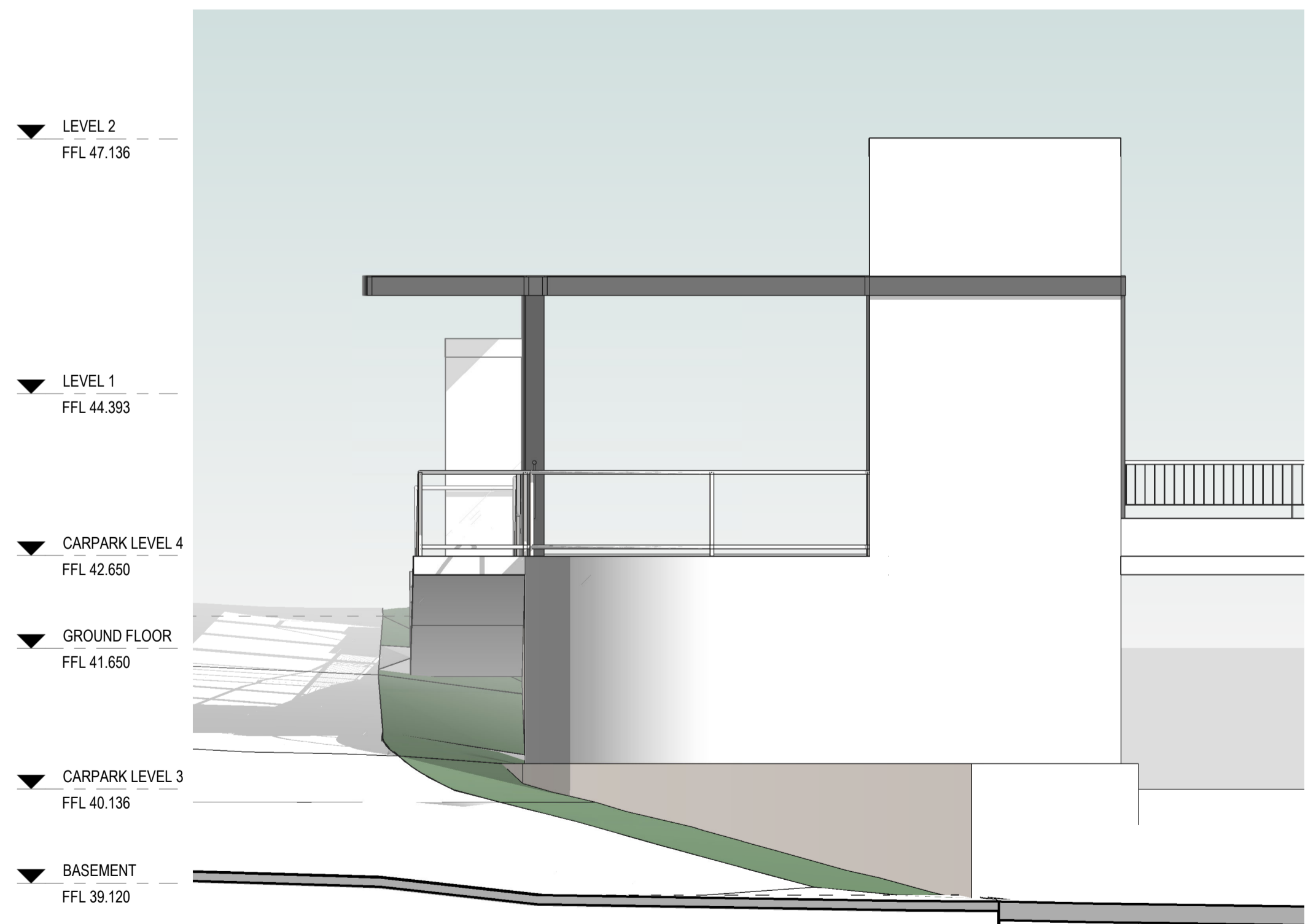
[Rev#]	[Description]	[Date]
A	PRELIMINARY DA SUBMISSION	30.06.2020
1		12.02.2021

MATERIALS

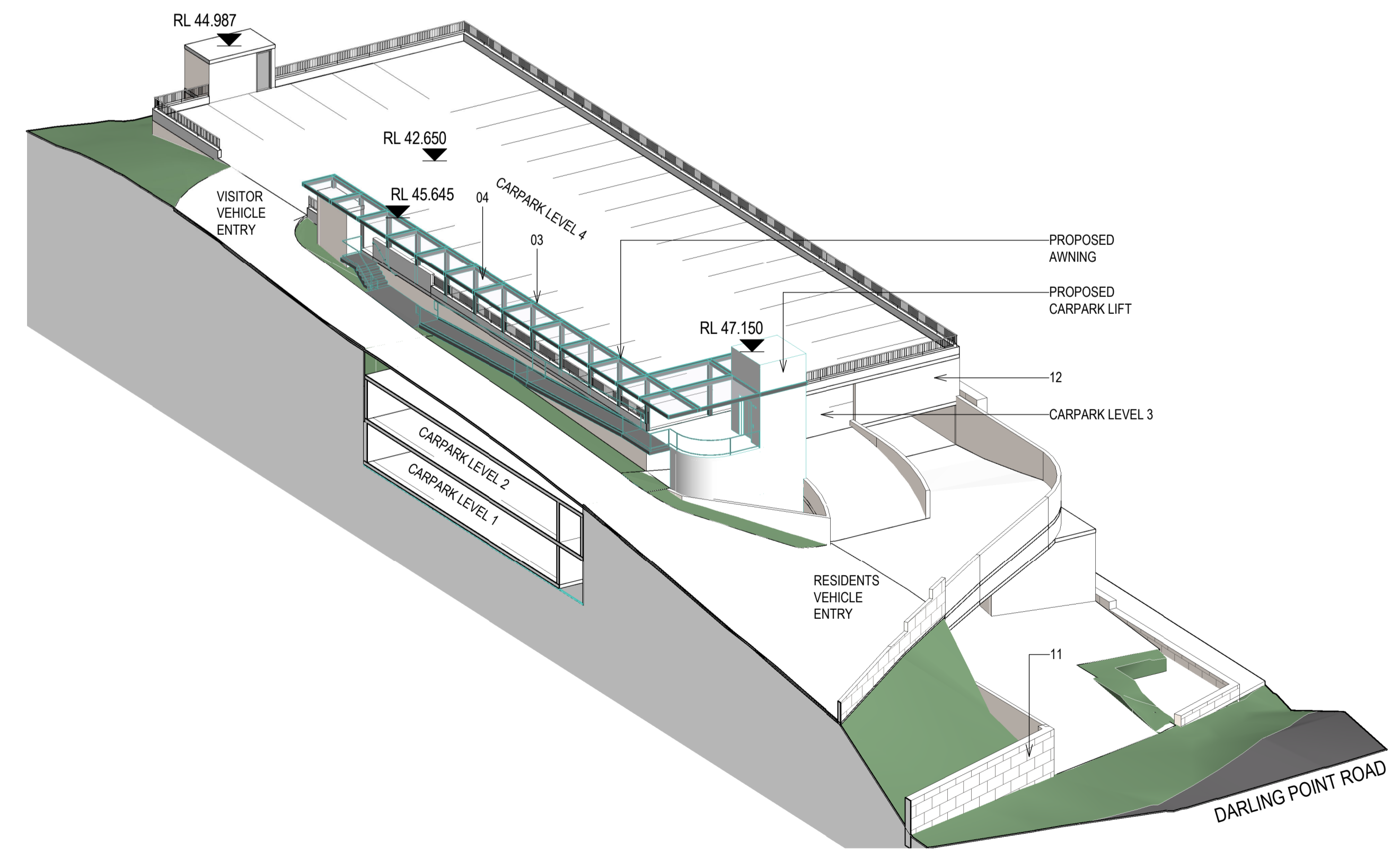
- 01. FRONTEK CLADDING
- 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
- 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
- 04. GREY TINTED GLASS
- 05. RENDERED PAINT FINISH DARK GREY COLOUR
- 06. COLOUR BACK GLASS DARK GREY COLOUR
- 07. TIMBER LOOK SOFFIT
- 08. NEW CLEAR GLASS
- 10. EXISTING CLEAR GLASS
- 11. EXISTING SANDSTONE
- 12. EXISTING RENDERED CONCRETE



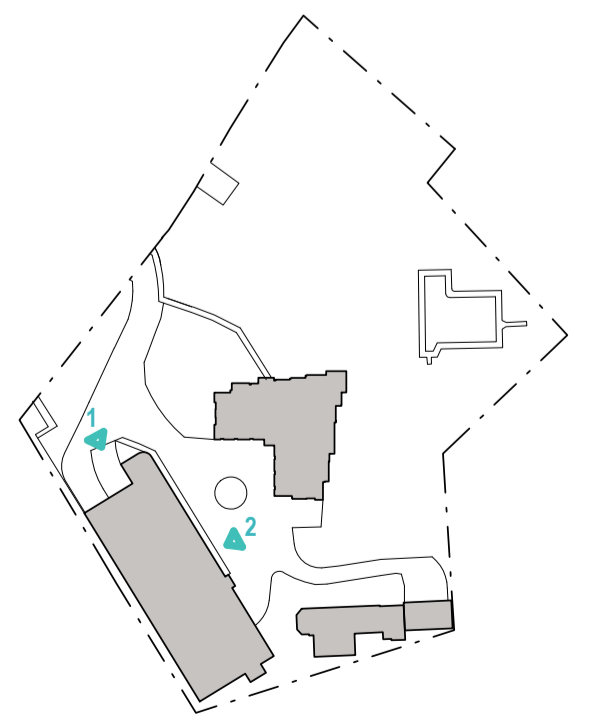
2 PROPOSED - CARPARK LIFT - ELEVATION NORTH
 1 : 50



1 PROPOSED - CARPARK LIFT - ELEVATION EAST
 1 : 50



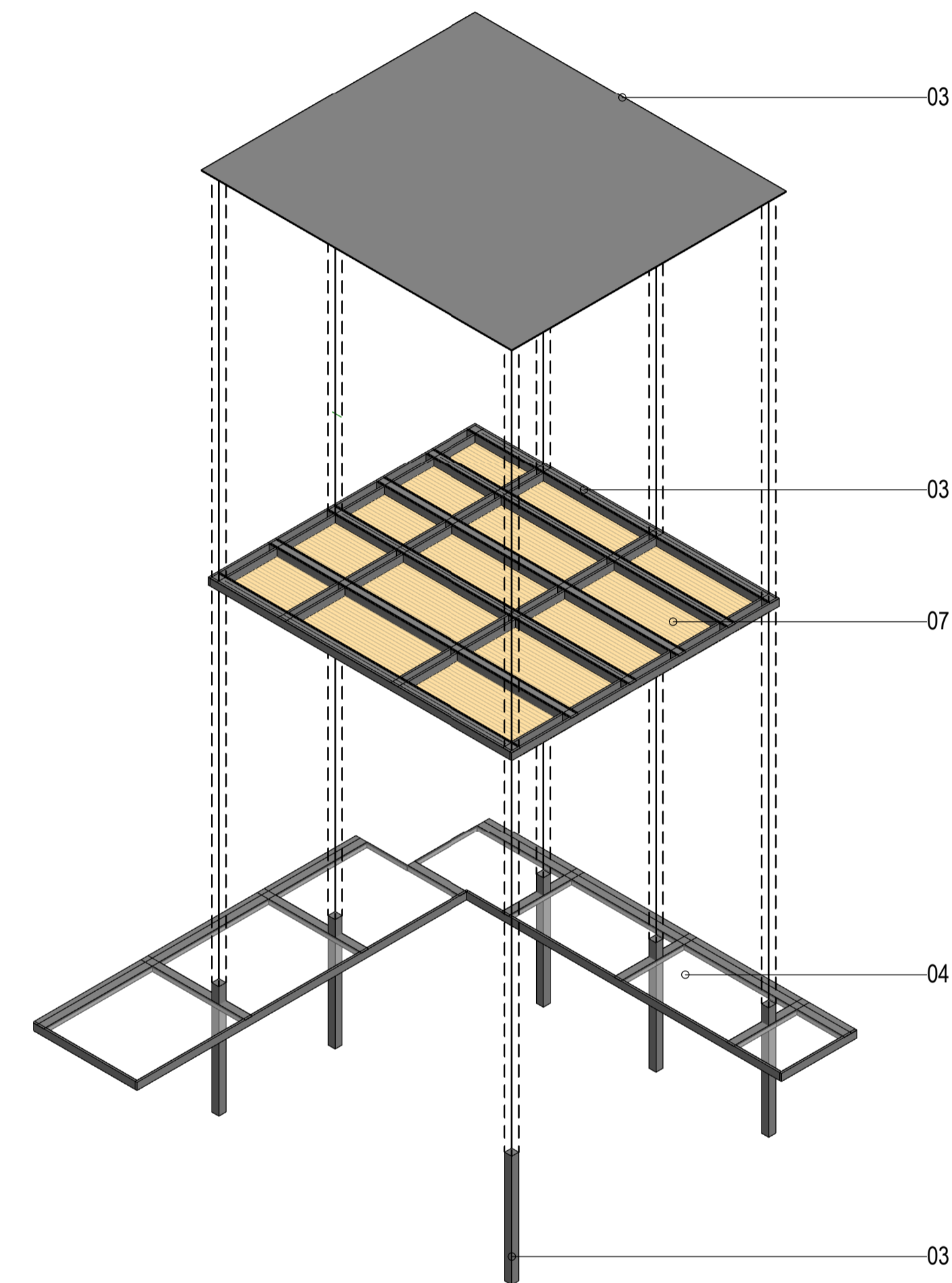
3 PROPOSED - CARPARK LIFT AND AWNING AXONOMETRIC



History		
[Rev#]	[Description]	[Date]
A	PRELIMINARY	30.06.2020
1	DA SUBMISSION	12.02.2021

MATERIALS

- 01. FRONTEK CLADDING
- 02. RIBBED ALUMINIUM PANELS DARK GREY COLOUR
- 03. METAL CLADDING AND FRAMING DARK GREY COLOUR
- 04. GREY TINTED GLASS
- 05. RENDERED PAINT FINISH DARK GREY COLOUR
- 06. COLOUR BACK GLASS DARK GREY COLOUR
- 07. TIMBER LOOK SOFFIT
- 08. NEW CLEAR GLASS
- 10. EXISTING CLEAR GLASS
- 11. EXISTING SANDSTONE
- 12. EXISTING RENDERED CONCRETE



1 PROPOSED - PORTE COCHERE AXONOMETRIC

2 PROPOSED - PORTE COCHERE EXPLODED AXONOMETRIC



PHOTOMONTAGE - PERSPECTIVE NEW SOUTH HEAD ROAD



PHOTOMONTAGE - PERSPECTIVE DARLING POINT ROAD



PHOTOMONTAGE - BUILDING ENTRY & PORTE COCHERE



PERSPECTIVE - CARPARK LIFT & AWNING