Attachment B

Selected Drawings

1 ONSLOW PLACE, ELIZABETH BAY

ARCHITECTURAL DOCUMENTATION FOR DEVELOPMENT APPLICATION

SITE CONTEXT

Address	*1 Onslow Place, Elizabeth Bay*
NSW Land Registry	*SP 10112*
Site Area	*470.2m2*

DRAWING LIST

Drawing	Title	Revision
P-0000	Cover Sheet	F
P-0600	Roof Terrace Deletion Plan	D
P-1010	Roof Terrace Amended Plan	E
P-1011	Roof Amended Plan	E
P-2001	Elevation (North)	A
P-2002	Elevation (South)	D
P-2003	Elevation (East)	B
P-2004	Elevation (West)	D
P-3001	Sections	C
P-3002	Sections	E
P-8000	Area Calculations - GFA	C

BASIX

Accessor #:	N/A
Certificate #:	1297436M_09
Issued:	27.06.2025

F

BASIX CERTIFICATE COMMITMENTS

WATER	PASS - 40%	
Rainwater Tank:	800L linked to common landscape only	
Individual Spa	5,500 L with cover. The spa will not be shaded.	
Water Taps:	6-star taps	
Showers:	4 stars (>6.0 but <=7.5 L/min Flow)	
Toilet:	4 Star WELS Rated	
Dishwasher:	3.5 Star WELS	
Clothes washer:	4.5 Star WELS	

F

THERMAL COMFORT	PASS	
Glazed Doors/Windows		
Unit 01-Unit 05:	Fixed, Double Hung and Sliding	U-value 3.40 (equal to or less than) & SHGC 0.53
Unit 06:	Fixed, Double Hung and Sliding Skylight	U-value 2.3 (equal to or less than) & SHGC 0.26 U-value 2.53 & SHGC = 0.21 (+/-5%)
External Solid Walls:	-	R1.5 bulk insulation, to achieve a total R-value of R1.8
Exposed Roofs/balconies:	-	R3.0 bulk insulation, to achieve a total minimum R-value of 3.2
Exposed Floor & Suspended floor slabs:	-	R1.0 insulation to underside of suspended concrete slabs.
Floors Covering:	Bedrooms Kitchen, Living, and Dining rooms Bathrooms and Laundry	Carpet Timber Tile

F

ENERGY	PASS - 27%	
Dwellings:	Hot Water	Central: Gas Instantaneous Piping Internal and External to Building - R1.0 (~38 mm)
	Cooking	Gas Cooktops and Electric Ovens in each apartment
	Mechanical heating and cooling	Individual System (Living area & Bedrooms), 1-phase air conditioning Minimum EER - Cooling & Heating > 3.5
	Ventilation	Bathroom - Individual fan, ducted to roof or façade – Interlocked to light Laundry - Individual fan, ducted to roof or façade – Interlocked to light Kitchen Rangehood - Individual fan, ducted to roof or façade – Manual Switch on/off
	Artificial Lighting	LED's throughout
	Appliances	Clothes Dryers: 9.0 Star Dishwashers: 4.5 Star Refrigerator: 3.0 Star Ventilated Fridge Space: No
Common Area:	Ventilation	Carpark – Supply + Exhaust; Carbon Monoxide Monitor + VSD Fan Waste Room – Exhaust only Hydraulic Plant, Carpark S/A Plant Room – Exhaust only; Thermostatically Controlled Switch Room, Fire Pump Room – Supply only; Thermostatically Controlled Communal Room and Ground Floor Lobby– Airconditioned; Time Clock or BMS Controlled. Storage, Fire Stairs – No Mechanical Ventilation
	Artificial Lighting	Carpark: LED Throughout, controlled by time clock and motion sensor Lifts: LED Throughout, controlled by lift call buttons Waste Rooms, Communal Room, Hydraulic Plant, Switch Room, Fire Pump Room, Carpark S/A Plant, Storage, Fire Stairs, Corridors: LED Throughout, controlled by motion sensors Ground Floor Lobby: LED Throughout, controlled by daylight and motion sensors
Photovoltaic Array:	-	3.0 kWp
Vertical Transport System:	All Lifts	Gearless traction with VVVF Motor
Outdoor Spa:	(Unit 06)	Electric heat pump with timer

F

F

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A	19.12.24	Development Application
B	30.04.25	Development Application
C	12.05.25	Development Application
D	30.05.25	Development Application RFI
E	17.06.25	Development Application RFI
F	04.07.25	Development Application RFI

Client

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Amy Dowse 6926

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Surry Hills NSW 2010

Project

Onslow Elizabeth Bay

Address

1 Onslow Place
Elizabeth Bay NSW 2011

Drawing

Cover Sheet

Scale

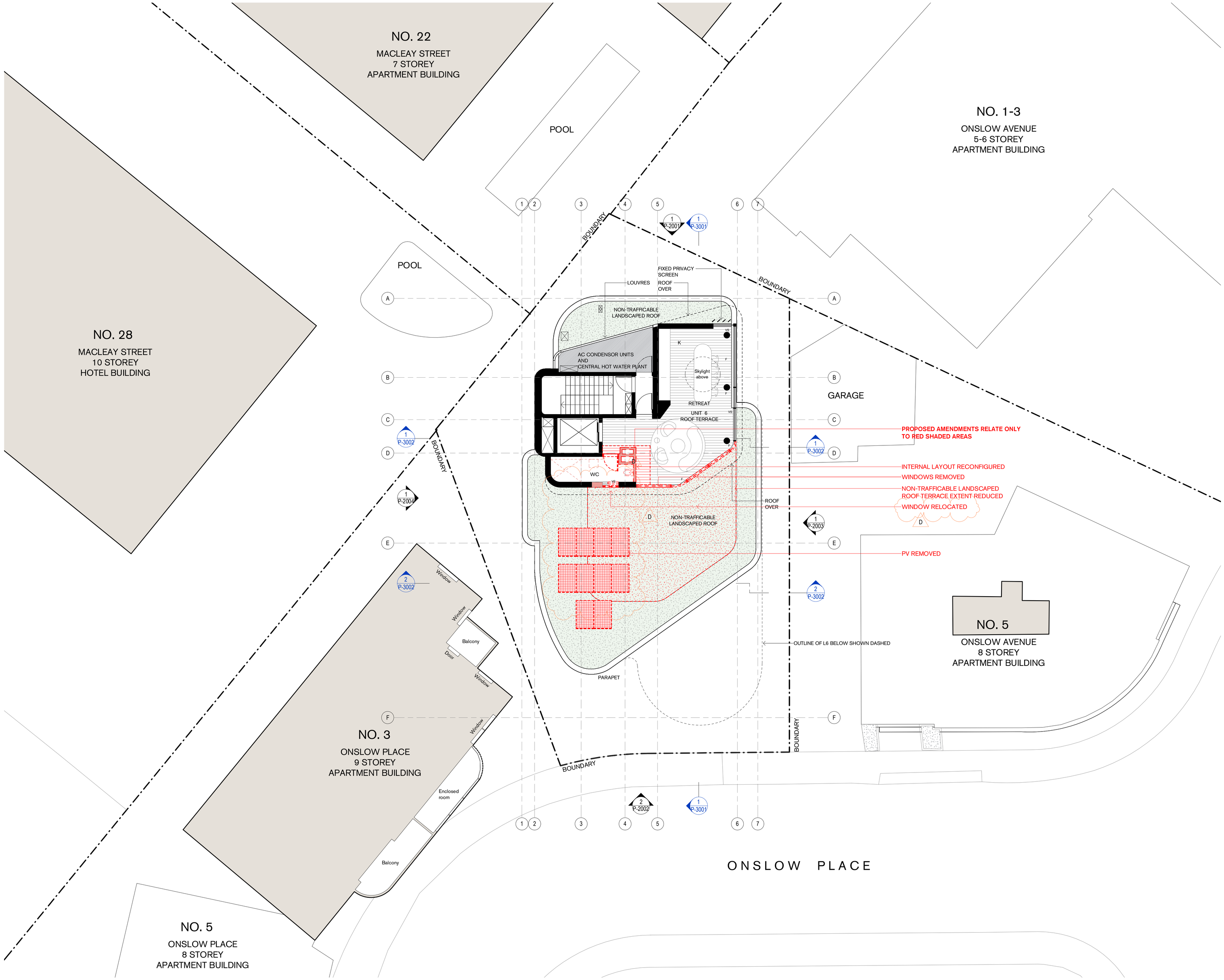
@ A1

North

Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-0000	F



APPROVED BUILDING FABRIC (D/2022/456)
PROPOSED OR AMENDED BUILDING FABRIC
DELETED BUILDING FABRIC

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Elizabeth Bay NSW 2011

Drawing

Roof Terrace Deletion Plan

Scale

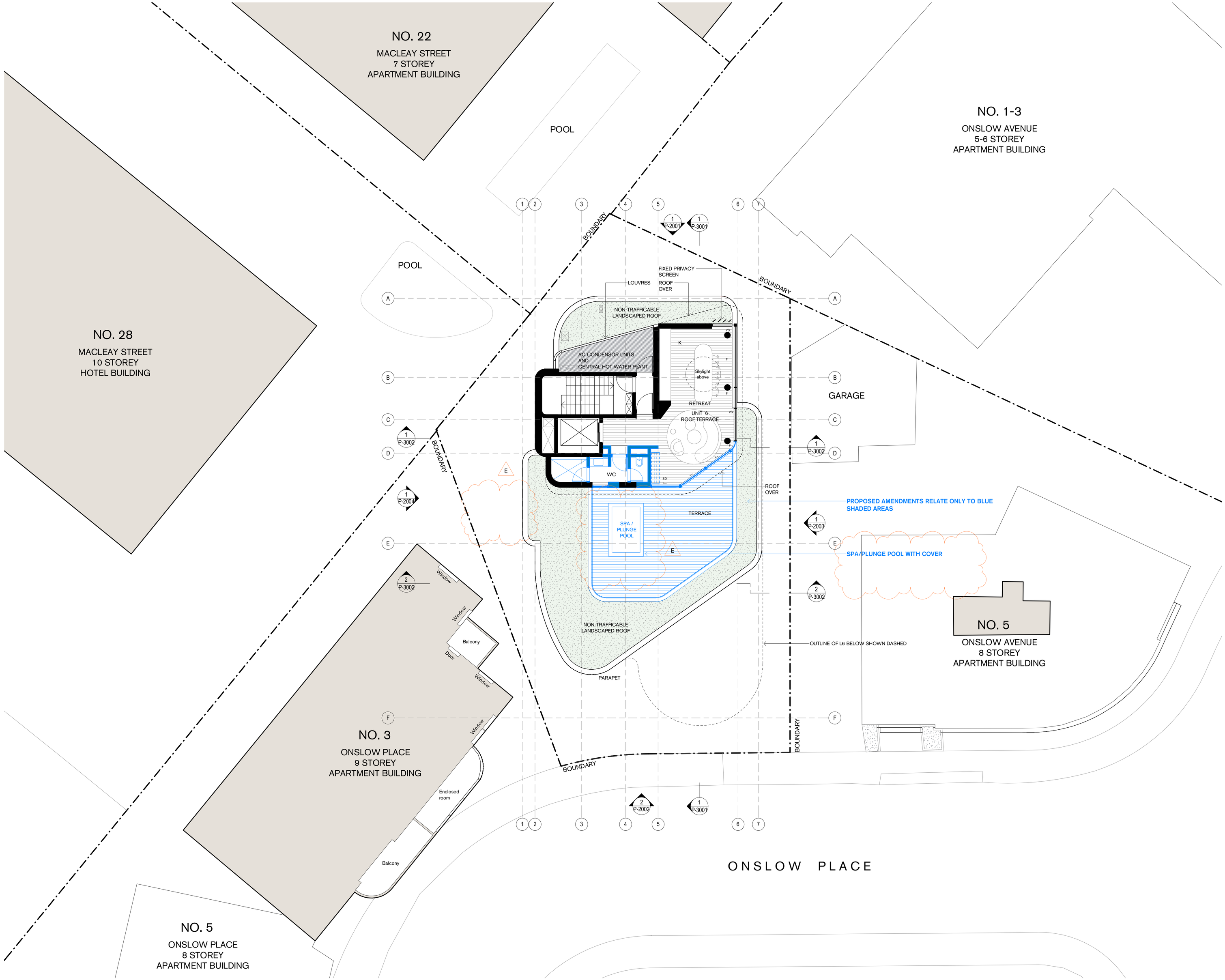
1 : 100 @ A1

North

Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-0600	D



APPROVED BUILDING FABRIC (D/2022/456)
PROPOSED OR AMENDED BUILDING FABRIC
DELETED BUILDING FABRIC

OPERABLE GLAZING
AW AWNING WINDOW
F FIXED GLAZING
PI GLASS PIVOT DOOR
S SLIDING WINDOW
SD SLIDING DOOR
VS VERTICAL SASHLESS

SCREENS
F FIXED POSITION

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Project
Onslow Elizabeth Bay

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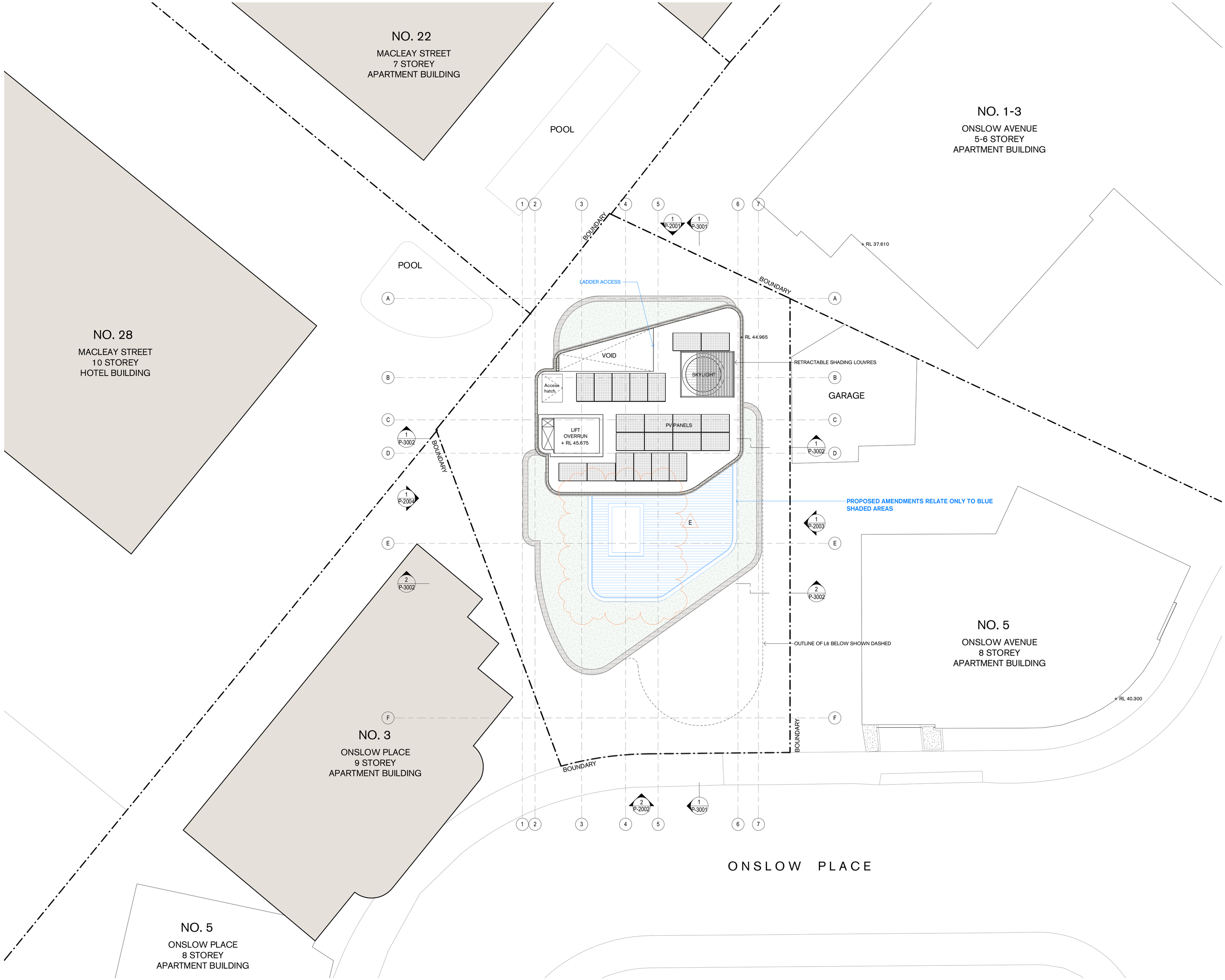
Drawing
Roof Terrace Amended Plan

Scale
1 : 100 @ A1

North

Status
DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-1010	E



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Drawing

Roof Amended Plan

Scale

1 : 100 @ A1

North

Status

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ALTERATIONS AND ADDITIONS

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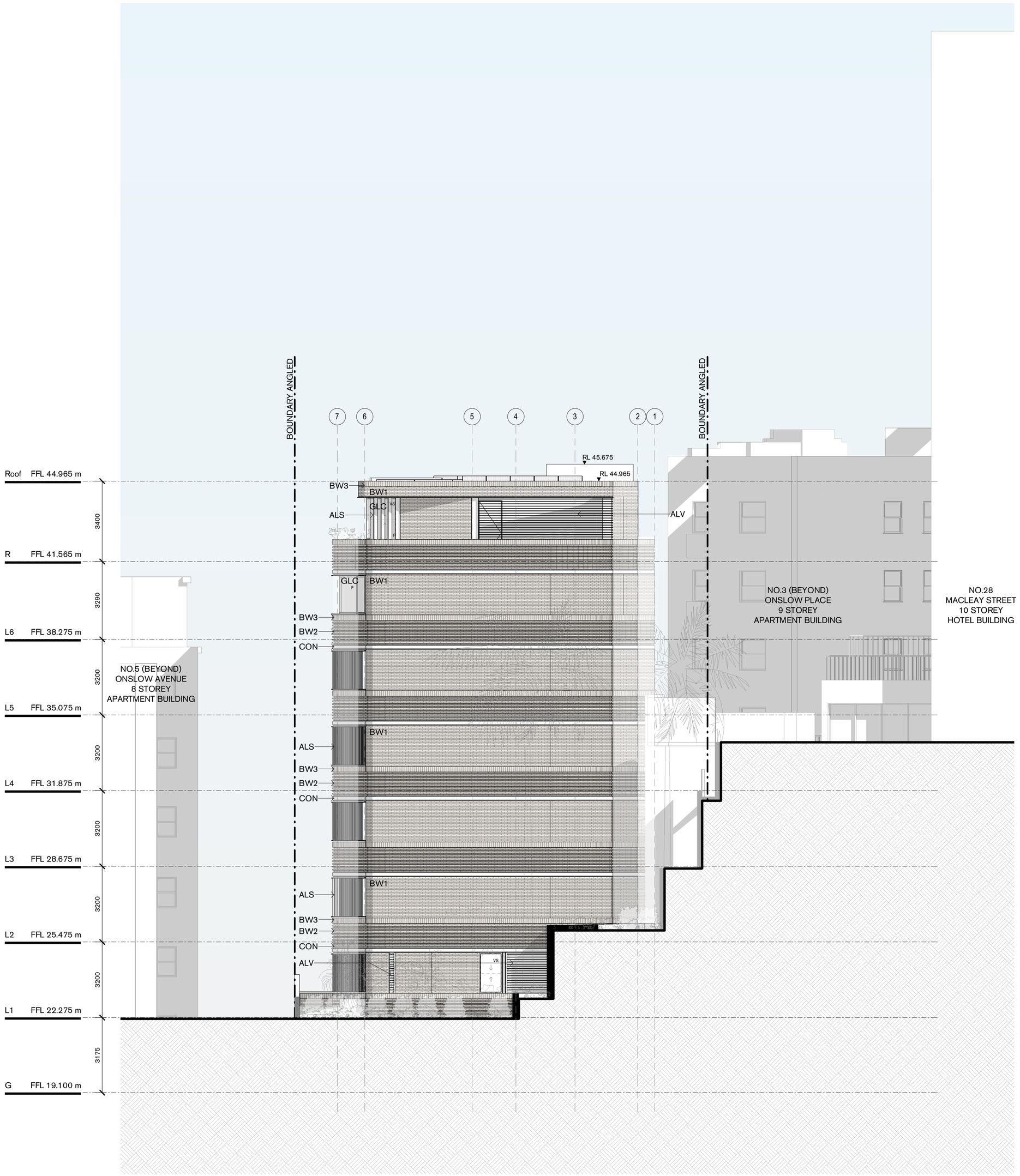
21031	P-1011	E



ALS	Vertical Aluminium Battens (PNT)	CON	Concrete
ALV	Aluminium Louvres	GBW	Glass Bricks
BW1	Long Format Bricks	GLC	Glass - Clear
BW2	BW1 (Articulated)	GLC2	Glass - Translucent
BW3	BW1 (Glazed)	PNT	Matt Powder Coat Off White/ Ivory
		SST	Sandstone Cladding

APPROVED BUILDING FABRIC (D/2022/456)

PROPOSED OR AMENDED BUILDING FABRIC

DELETED BUILDING FABRIC

OPERABLE GLAZING

AW	AWNING WINDOW
F	FIXED GLAZING
PI	GLASS PIVOT DOOR
S	SLIDING WINDOW
SD	SLIDING DOOR
VS	VERTICAL SASHLESS

SCREENS

F	FIXED POSITION

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Elizabeth Bay NSW 2011

Drawing

Elevation (North)

Scale

1 : 100 @ A1

Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-2001	A

ALS	Vertical Aluminium Battens (PNT)	CON	Concrete
ALV	Aluminium Louvres	GBW	Glass Bricks
BW1	Long Format Bricks	GLC	Glass - Clear
BW2	BW1 (Articulated)	GLC2	Glass - Translucent
BW3	BW1 (Glazed)	PNT	Matt Powder Coat Off White/ Ivory
		SST	Sandstone Cladding

APPROVED BUILDING FABRIC (D/2022/456)

PROPOSED OR AMENDED BUILDING FABRIC

DELETED BUILDING FABRIC

OPERABLE GLAZING

AW	AWNING WINDOW
F	FIXED GLAZING
PI	GLASS PIVOT DOOR
S	SLIDING WINDOW
SD	SLIDING DOOR
VS	VERTICAL SASHLESS

SCREENS

F	FIXED POSITION

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Drawing

Elevation (South)

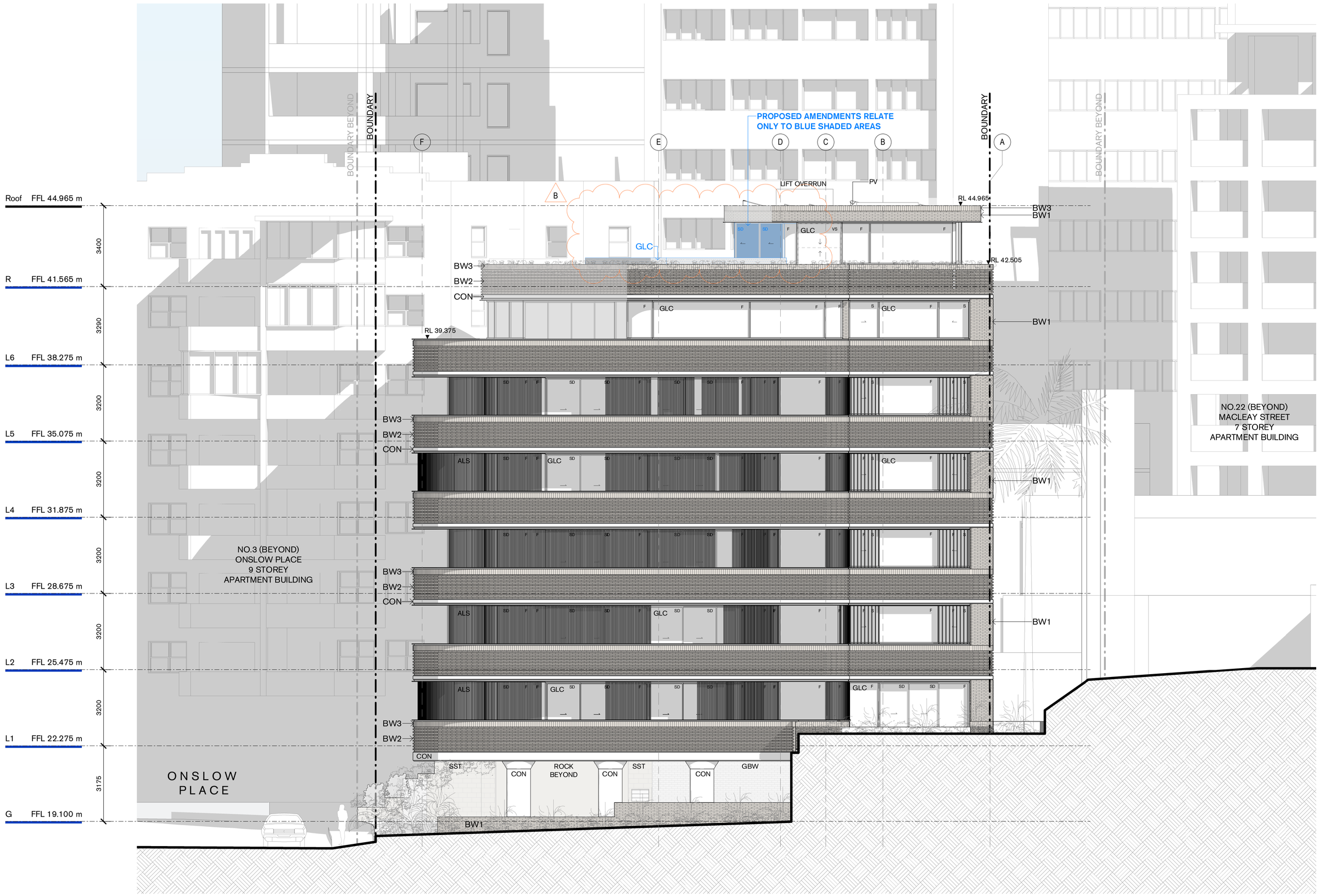
Scale

1 : 100 @ A1

Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-2002	D



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		SST	Sandstone Cladding

APPROVED BUILDING FABRIC (D/2022/456)

PROPOSED OR AMENDED BUILDING FABRIC

DELETED BUILDING FABRIC

OPERABLE GLAZING

AW	AWNING WINDOW
F	FIXED GLAZING
PI	GLASS PIVOT DOOR
S	SLIDING WINDOW
SD	SLIDING DOOR
VS	VERTICAL SASHLESS

SCREENS

F	FIXED POSITION

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Project

Onslow Elizabeth Bay

Address

1 Onslow Place
Elizabeth Bay NSW 2011

Drawing

Elevation (East)

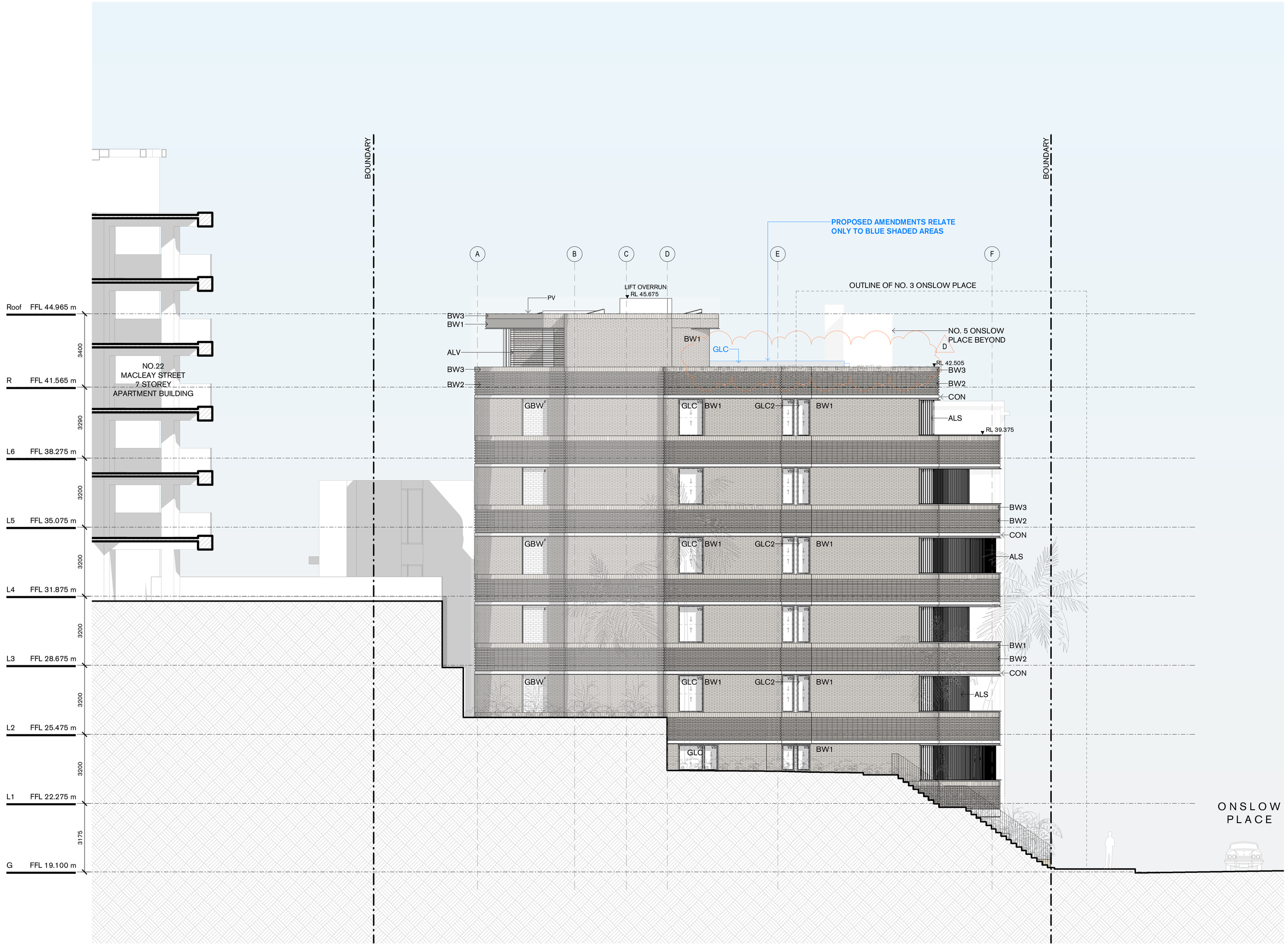
Scale

1 : 100 @ A1

Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-2003	B



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DELETED BUILDING FABRIC

OPERABLE GLAZING

AW	AWNING WINDOW
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SCREENS

F	FIXED POSITION

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Project

Onslow Elizabeth Bay

Address

1 Onslow Place
Elizabeth Bay NSW 2011

Drawing

Elevation (West)

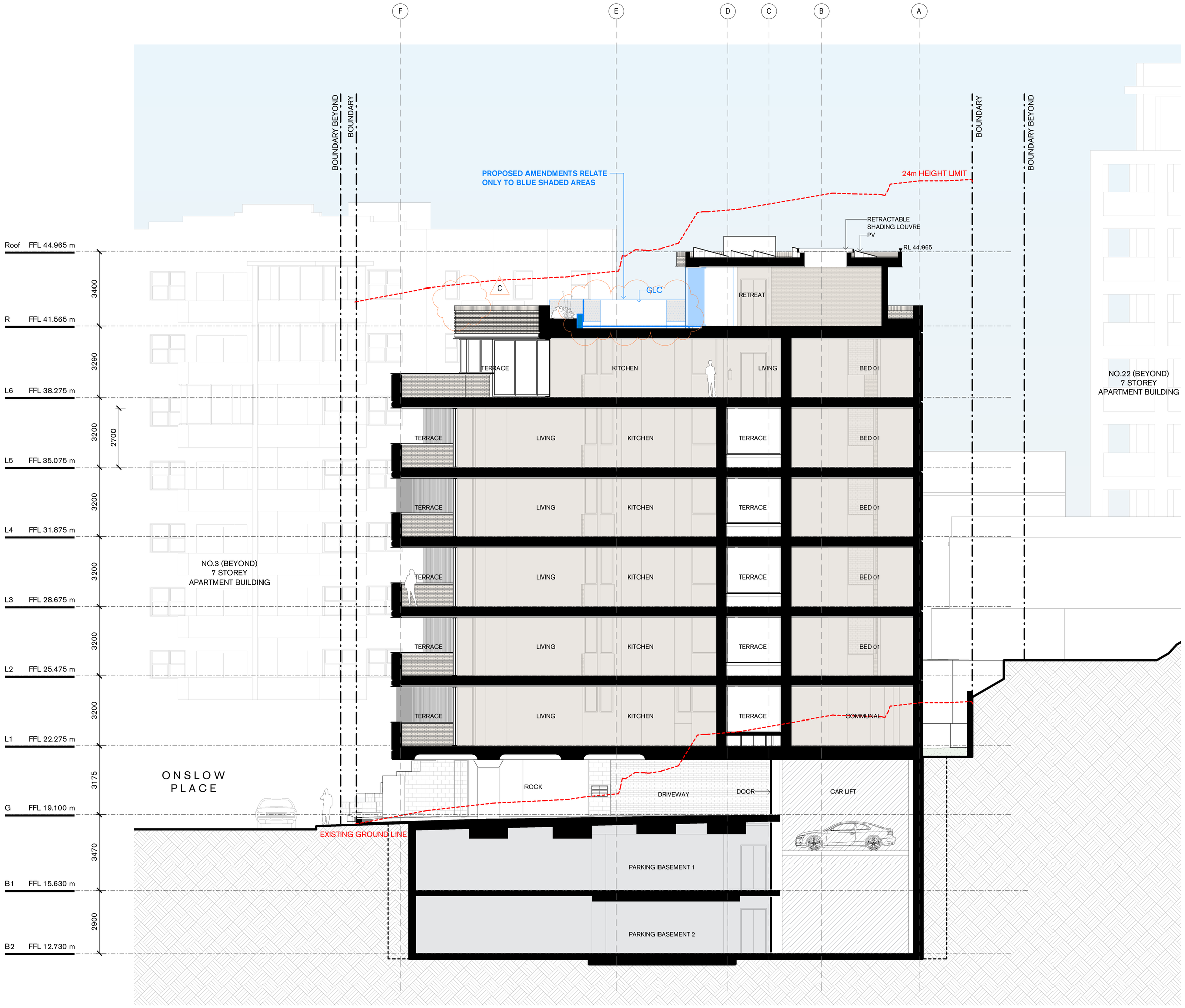
Scale

1 : 100 @ A1

Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-2004	D



APPROVED BUILDING FABRIC (D/2022/456)

PROPOSED OR AMENDED BUILDING FABRIC

DELETED BUILDING FABRIC

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Drawing

Sections

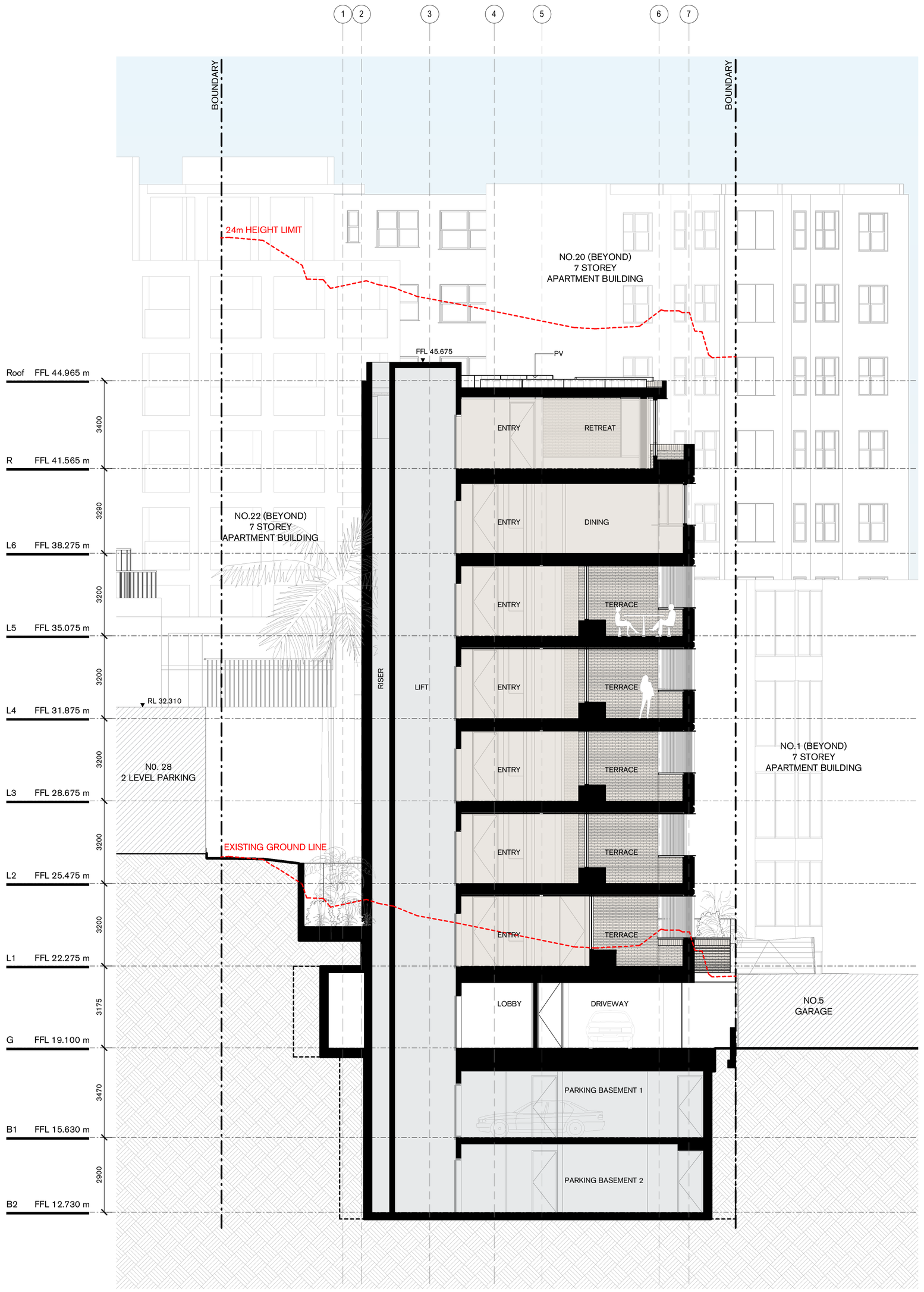
Scale

1 : 100 @ A1

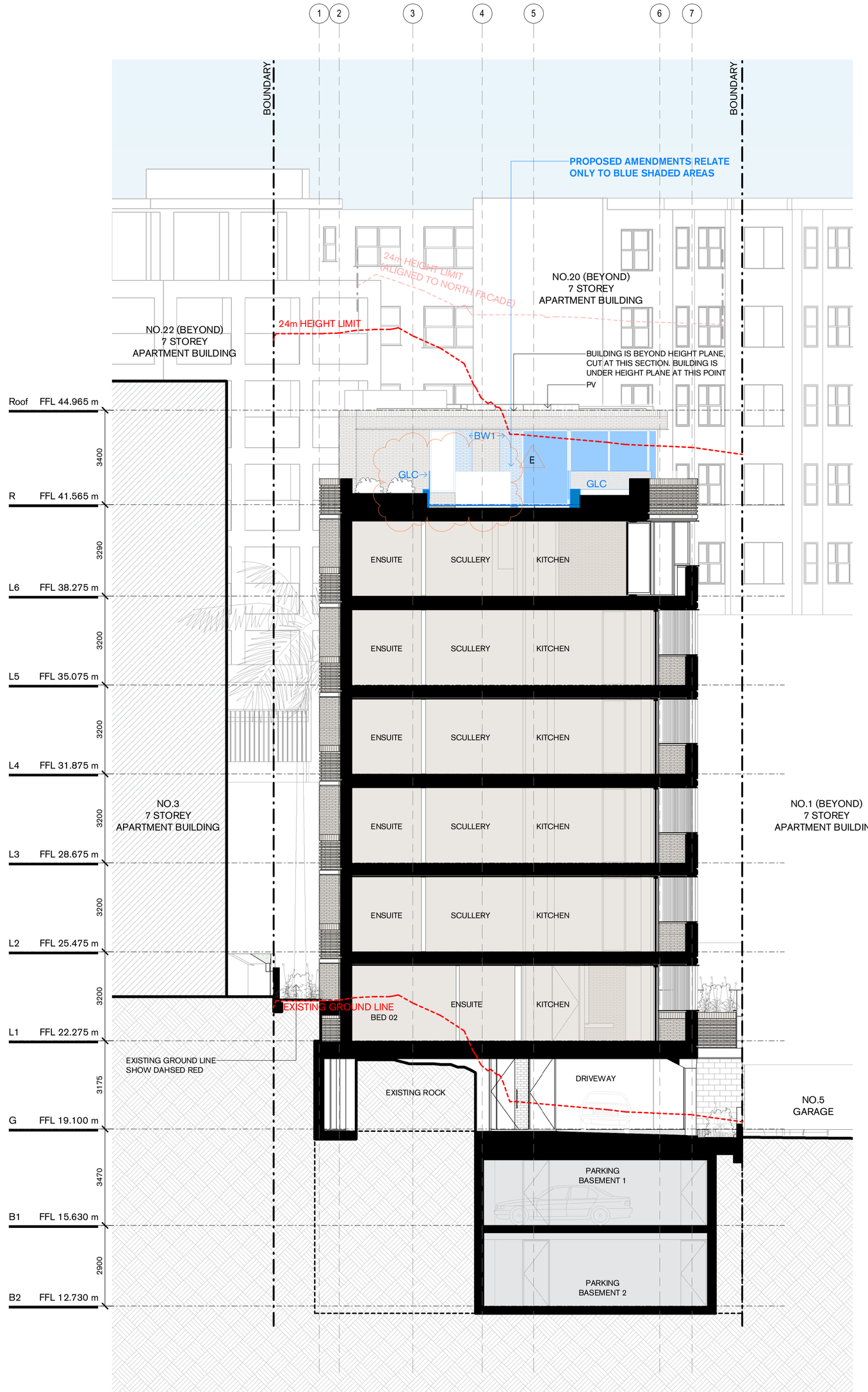
Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-3001	C



1 | Section
1 : 100



2 | Section
1 : 100

APPROVED BUILDING FABRIC
(D/2022/456)
PROPOSED OR AMENDED
BUILDING FABRIC
DELETED
BUILDING FABRIC

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Onslow Elizabeth Bay

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Drawing

Sections

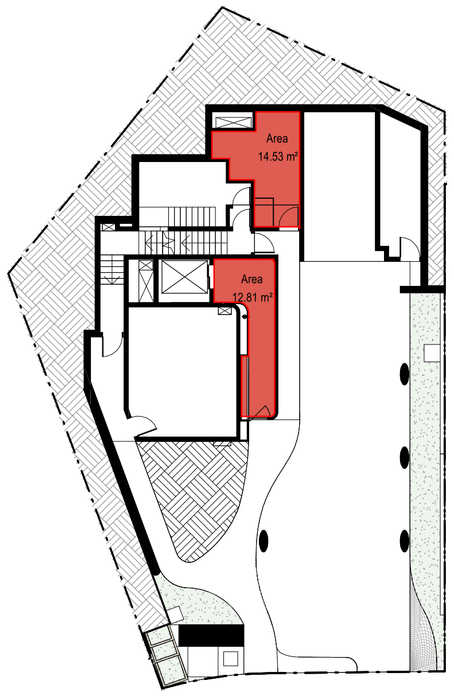
Scale

1 : 100 @ A1

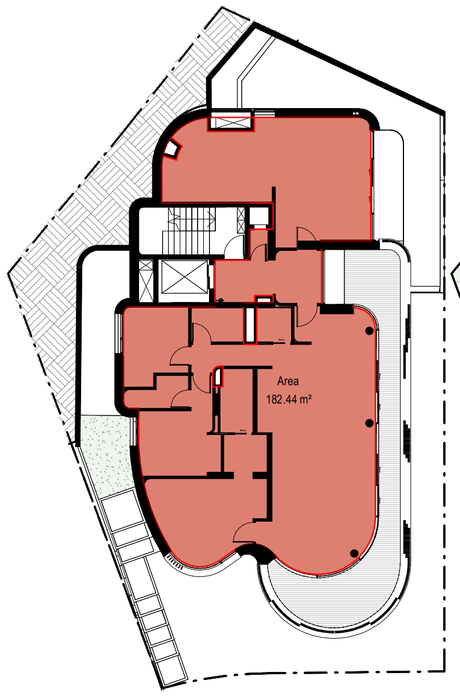
Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

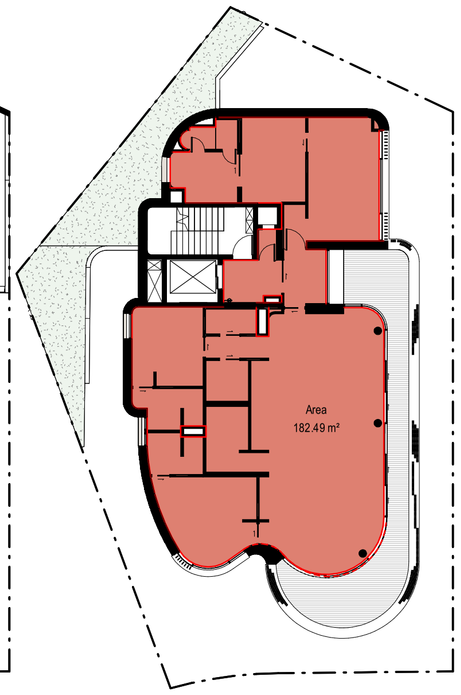
Project No.	Drawing No.	Revision
21031	P-3002	E



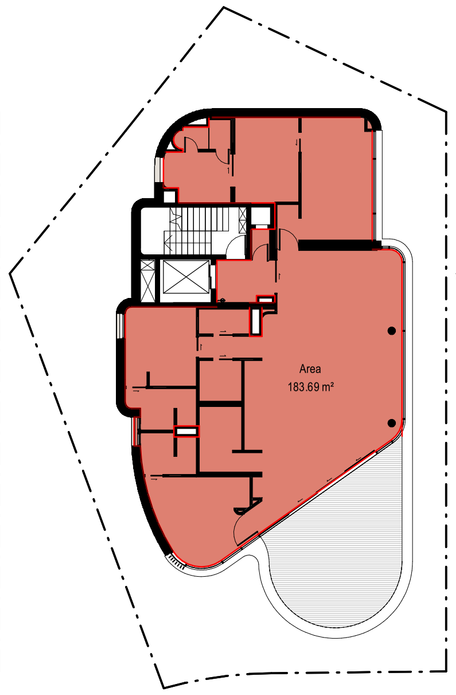
1 | Ground Floor
1 : 200



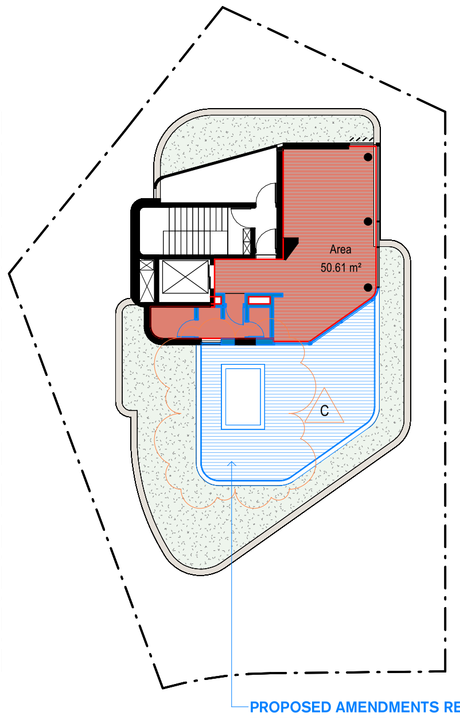
2 | L1
1 : 200



3 | L2-5
1 : 200



4 | L6
1 : 200



PROPOSED AMENDMENTS RELATE ONLY TO BLUE SHADED AREAS

5 | Roof Terrace
1 : 200

Level	Name	Area
G	Area	27.3 m²
L1	Area	182.4 m²
L2	Area	182.5 m²
L3	Area	182.5 m²
L4	Area	182.5 m²
L5	Area	182.5 m²
L6	Area	183.7 m²
R P	Area	50.6 m²
Grand total		1174.0 m²

Site Area	470.2 m²
Maximum GFA (LEP Compliant)	1175.5m²
Maximum FSR	2.50:1
Proposed FSR	2.50:1

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Nominated Architects
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Amy Dowse 8926

Suite 5, Level 5, 2-12 Foveaux St
Surry Hills NSW 2010

Project

Onslow Elizabeth Bay

Address

1 Onslow Place
Elizabeth Bay NSW 2011

Drawing

Area Calculations - GFA

Scale

1 : 200 @ A1

North

Status

DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS

Project No.	Drawing No.	Revision
21031	P-8000	C

LOCATION MAP

DRAWING REGISTER

Dwg. No	Drawing Title	Scale	Size
General			
DA01-2122	Cover Sheet	N/A	A2
DA02-2122	Site Plan	1:100	A2
Plans			
DA03-2122	Roof Terrace Landscape Plan	1:100	A2
Details			
DA05-2122	Roof Terrace Section	As shown	A2

GENERAL NOTES

These drawings are for Development Application only, not to be used for pricing or construction purposes.

Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase.

Do not scale from drawings. All dimensions in mm unless otherwise stated. Figure dimensions shall take precendence over scale.

Contractors must verify all dimensions on site before the commencement of any works.

Service locations on plans are indicative only. *Dangar Barin Smith* accepts no responsibility for the accuracy of service locations shown or for services not shown. It is the responsibility of the contractor to locate and protect all services on site and in adjacent public domain prior to the commencement of work, including contacting *Dial Before You Dig* and performing on site service locations. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

Structural Details shall be subject to Engineer's Specifications.

Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.

All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.

All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.

No responsibility will be taken by *Dangar Barin Smith* for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.

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GENERAL PLANTING NOTES

Plant Establishment Note
It is recommended that all plants used be subject to an establishment period. During this period maintenance work carried out will include; watering, mowing, weeding, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, top dressing and keeping the site neat and tidy.

Plant Quality Note
Plants shall be vigorous, well established, of good form consistent with species or variety, not soft or forced, free from disease and insect pests, with large healthy root systems and no evidence of having been restricted in growth or damaged. Root system shall be well balanced in relation to the size of the plant.

Root Barrier Note
Install "root barrier" or equivalent to manufacturers specifications to protect nearby structures and services.

Temporary Irrigation to Existing Trees Note
Install temporary drip irrigation system under mulch in tree protection zones and water on allotted days.

Site Preparation
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.
All adjoining property elements including but not limited to buildings, walls, trees and paving to be protected. Damaged elements remain the responsibility of the contractor and shall be rectified at no cost to the client or any other party.
Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).

Soilworks
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depthof 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

Mulch
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

Maintenance
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work. Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

Date	Notes	Rev.	Receipt
09.05.2025	Development Application	V	Toohey Miller
30.05.2025	Development Application	W	Toohey Miller
17.06.2025	Development Application	X	Toohey Miller
18.06.2025	Development Application	Y	Toohey Miller

Important Notes:
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Client:
Toohey Miller
Project Address:
1 Onslow Place
Elizabeth Bay, NSW 2011

Dwg no: DA01-D2122
Title: Cover Sheet
Stage: Development Application

Drawn by: EF
Checked by: TS
Revision: Y
Date: 18.06.2025
Scale: N/A @ A2

Dangar Barin Smith
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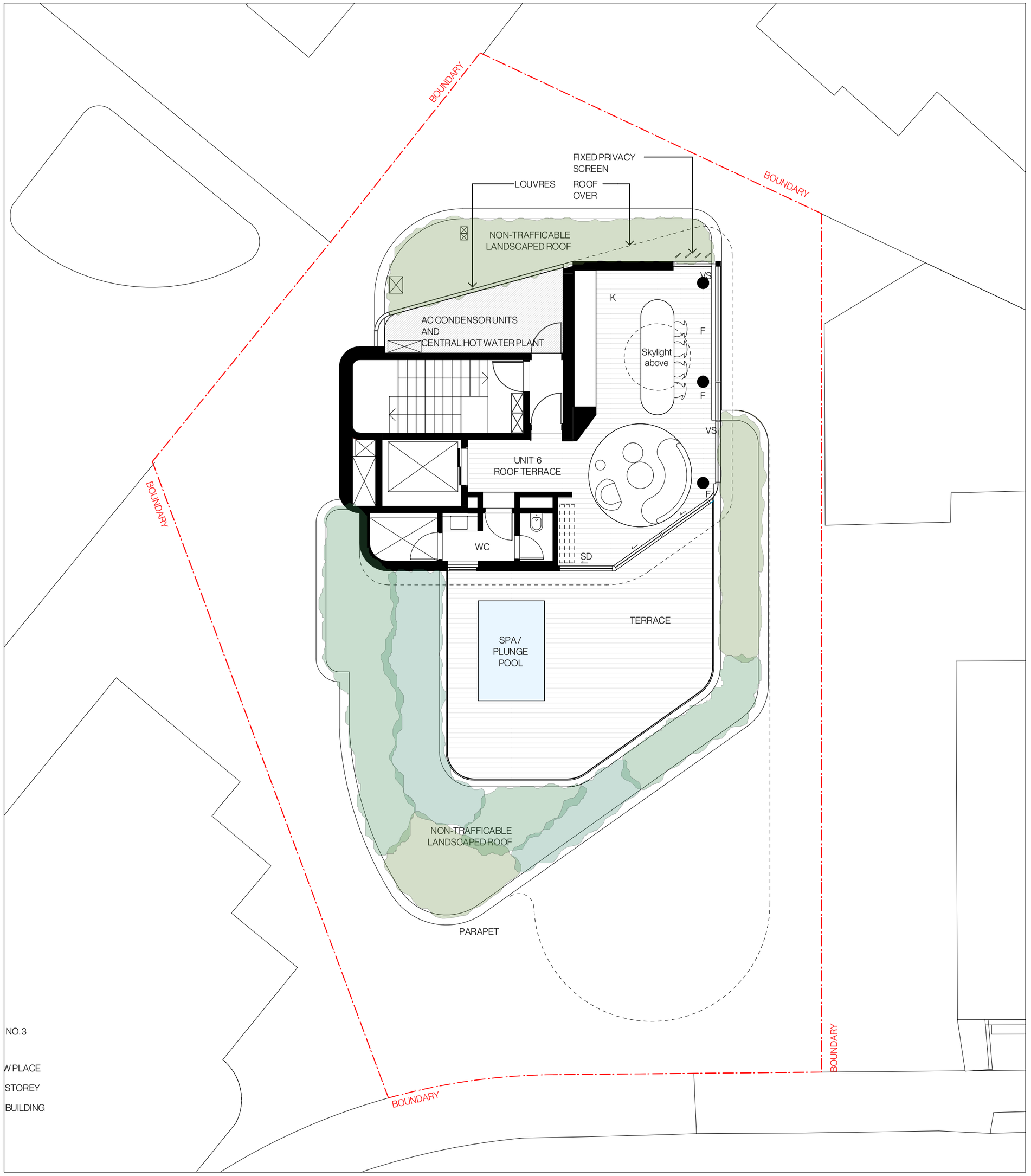
Site Plan

PLANTS SCHEDULE

Botanic Name	Common Name	Mature Height(m)	Pot Size	Qty
Aloe 'Baby Bush Yellow'	Baby Bush Yellow	0.4m	200mm	60
Euphorbia resinifera	Moroccan Mound	0.4m	200mm	39
Juniperus conferta	Shore Juniper	0.1-0.3m	140mm	38
Kalanchoe millotii	Millot Kalanchoe	0.3m	140mm	15
Lomandra nyalla	Fine Matt Grass	0.5m	200mm	170
Myoporum parvifolium	Creeping Boobialla	Groundcover	140mm	102
			Total	424
			Native	272
			%	64

SITE PLAN



Date	Notes	Rev.	Receipt
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18.06.2025	Development Application	Y	Toohey Miller

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Client: Toohey Miller
Project Address: 1 Onslow Place Elizabeth Bay, NSW 2011

Dwg no: DA02-D2122
Title: Site Plan
Stage: Development Application

Drawn by: EF
Checked by: TS
Revision: Y
Date: 18.06.2025
Scale: 1:100 @ A2

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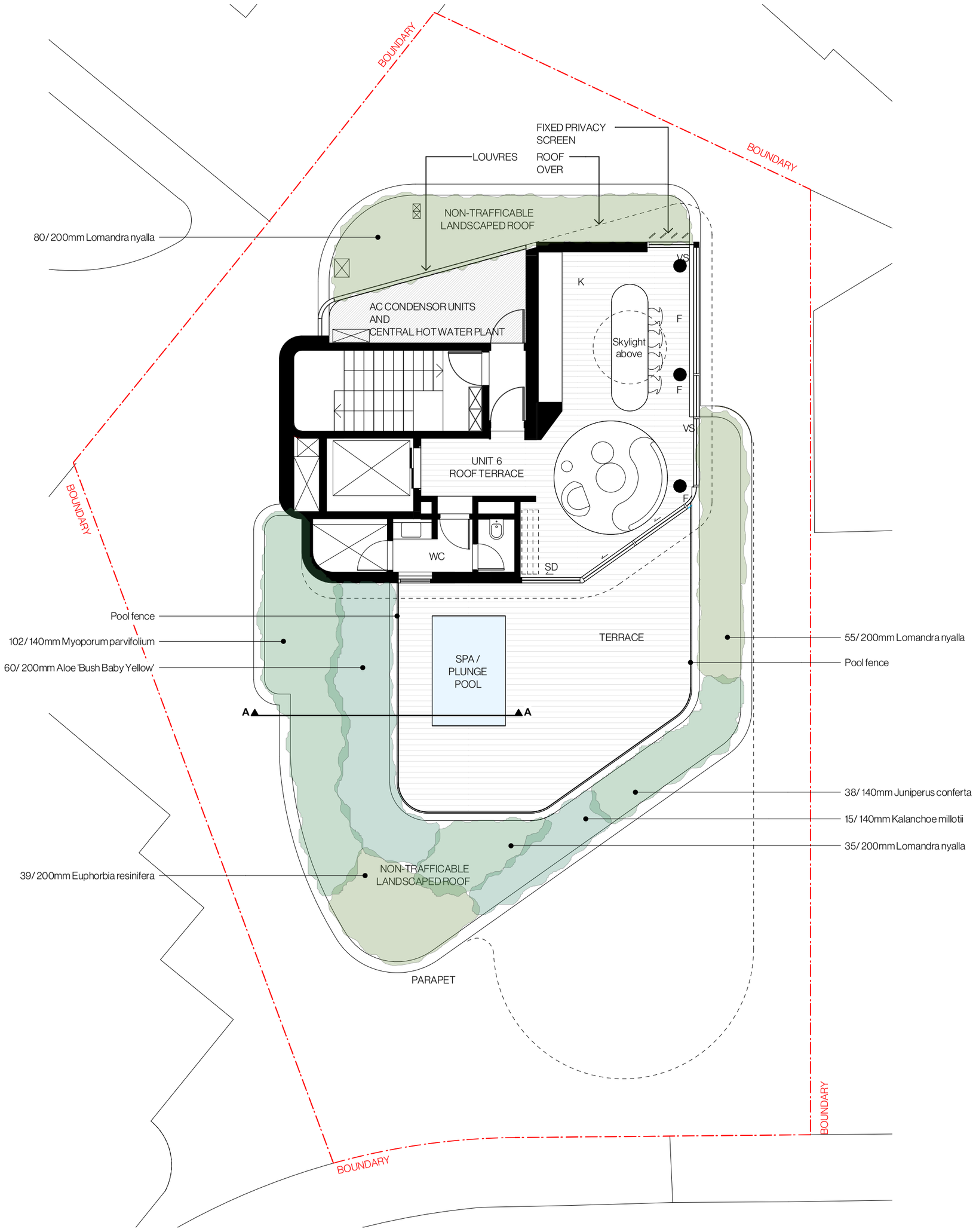

Date	Notes	Rev.	Receipt
09.05.2025	Development Application	V	TooheyMiller
30.05.2025	Development Application	W	TooheyMiller
17.06.2025	Development Application	X	TooheyMiller
18.06.2025	Development Application	Y	TooheyMiller

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Client: Toohey Miller
Project Address: 1 Onslow Place Elizabeth Bay, NSW 2011

Dwg no: DA03-D2122
Title: Roof Terrace Landscape Plan
Stage: Development Application

Drawn by: EF
Checked by: TS
Revision: Y
Date: 18.06.2025
Scale: 1:100 @ A2

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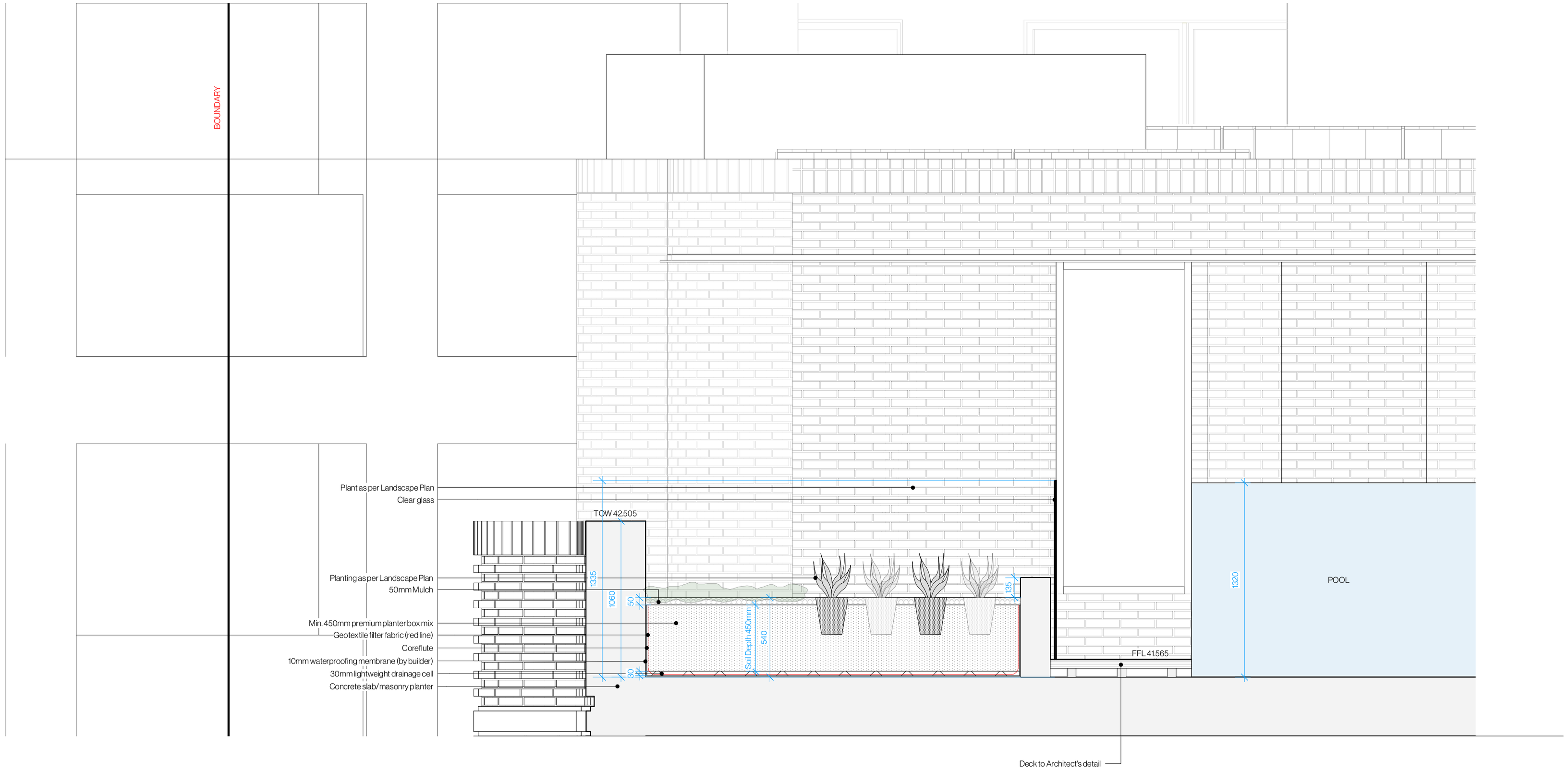

1 Roof Terrace Parapet Section
Scale: 1:20

Date	Notes	Rev.	Receipt
09.05.2025	Development Application	V	TooheyMiller
30.05.2025	Development Application	W	TooheyMiller
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18.06.2025	Development Application	Y	TooheyMiller

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Client: Toohey Miller
Project Address: 1 Onslow Place Elizabeth Bay, NSW 2011

Dwg no: DA05-D2122
Title: Roof Terrace Section
Stage: Development Application

Drawn by: EF
Checked by: TS
Revision: Y
Date: 18.06.2025
Scale: As shown @ A2

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