

Attachment A

Selected Drawings

SITE CONTEXT

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



BASIX

Accessor #: 101026
Certificate #: 1297436M_02
Issued: 25.05.2023

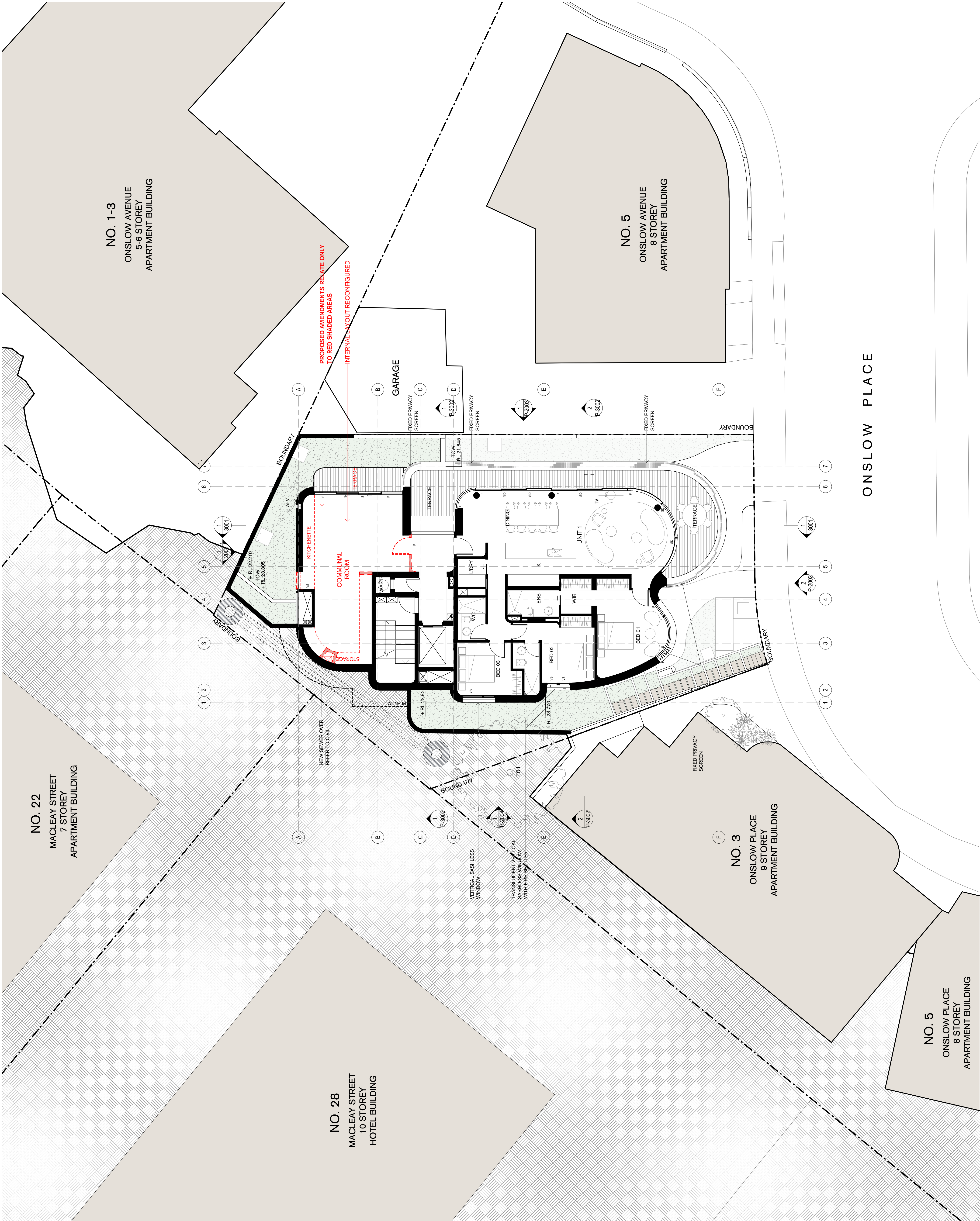
BASIX CERTIFICATE COMMITMENTS

WATER	PASS - 43%
Rainwater Tank:	800L linked to common landscape only
Water Taps:	6-star taps
Showerheads:	4 stars (4.5 - 6 L/min)
Toilet Flusher:	4 stars
Dishwasher:	3.5 stars
Clothes washer:	3.5 stars
THERMAL COMFORT	PASS
Glazing: All units:	Type: Fixed, sliding windows and/or doors U-value 3.4 SHGC 0.53
External Walls:	Type: Awning windows U-value 3.4 SHGC 0.47
Internal Walls:	N/A Additional Insulation: R1.5
Floor:	Intertenancy walls Additional Insulation: R1.5
Ceiling to Roof:	Suspended floors only (Unit 1 & Unit 6 Kitchenette) Additional Insulation: R2.0
Exposed Roof:	All rooms with an external roof Additional Insulation: R3.5
Ceiling fans:	N/A Additional Insulation: Nil N/A
ENERGY	PASS - 49%
Dwellings:	Hot Water Central: Gas instantaneous Cooling 1-phase A/C EER >4.0 Heating 1-phase A/C COP >4.0 LED's throughout Bathroom & Laundry fan interconnected to light Kitchen fan ducted to facade with manual switch Gas cooktop & electric oven 3.5 stars dishwasher & clothes dryer 1.5 star clothes dryer Well ventilated No No 8.0 peak kW

DRAWING LIST

Drawing	Title	Revision
C-0000	Cover Sheet	A
C-0600	Level 1 Deletion Plan	A
C-1004	Level 1 Amended Plan	A
C-2001	Elevation (North)	A
C-3001	Sections	A
C-8000	Area Calculations - GFA	A

General Notes Minor changes to building form and configuration may be required when Development Application drawings are subsequently prepared for construction purposes after the granting of development consent. This design is not in a form suitable for use in connection with building contracts or other legal documents. Copyright of this drawing is retained by the Architect.		
Rev	Date	Issued For
A	19.12.24	Development Application
Client TOOHEY MILLER E: rick@tooheymiller.com.au T: 0408 174 041		
Architect I'zannes T: 61 2 9319 3744 E: izannes@izannes.com.au W: izannes.com.au Nominated Architects Alec Izannes 4174 Amy Dowse 6926 Suite 5, Level 5, 2-12 Eveaux St Surry Hills NSW 2010		
Project Onslow Elizabeth Bay		
Address 1 Onslow Place Elizabeth Bay NSW 2011		
Drawing Cover Sheet		
Scale	North	
N.T.S.		
Status DEVELOPMENT APPLICATION ALTERATIONS AND ADDITIONS Project No. Drawing No. Revision 21031 C-0000 A		



- APPROVED BUILDING FABRIC (0/2022/456)
- PROPOSED OR AMENDED BUILDING FABRIC
- DELETED BUILDING FABRIC

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Rev	Date	Issued For
A	11.03.24	For Review

Client
TOOHEY MILLER
E: t.miller@toohymiller.com.au T: 0408 174 041

Architect
I'zannes
T: 61 2 9319 3744
E: i'zannes@izannes.com.au
W: izannes.com.au
Nominated Architects
Alloc Izannes 41174
Any Diverse 6926

Site 5, Level 5, 2-12 Foreaux St
Surrey Hills NSW 2010

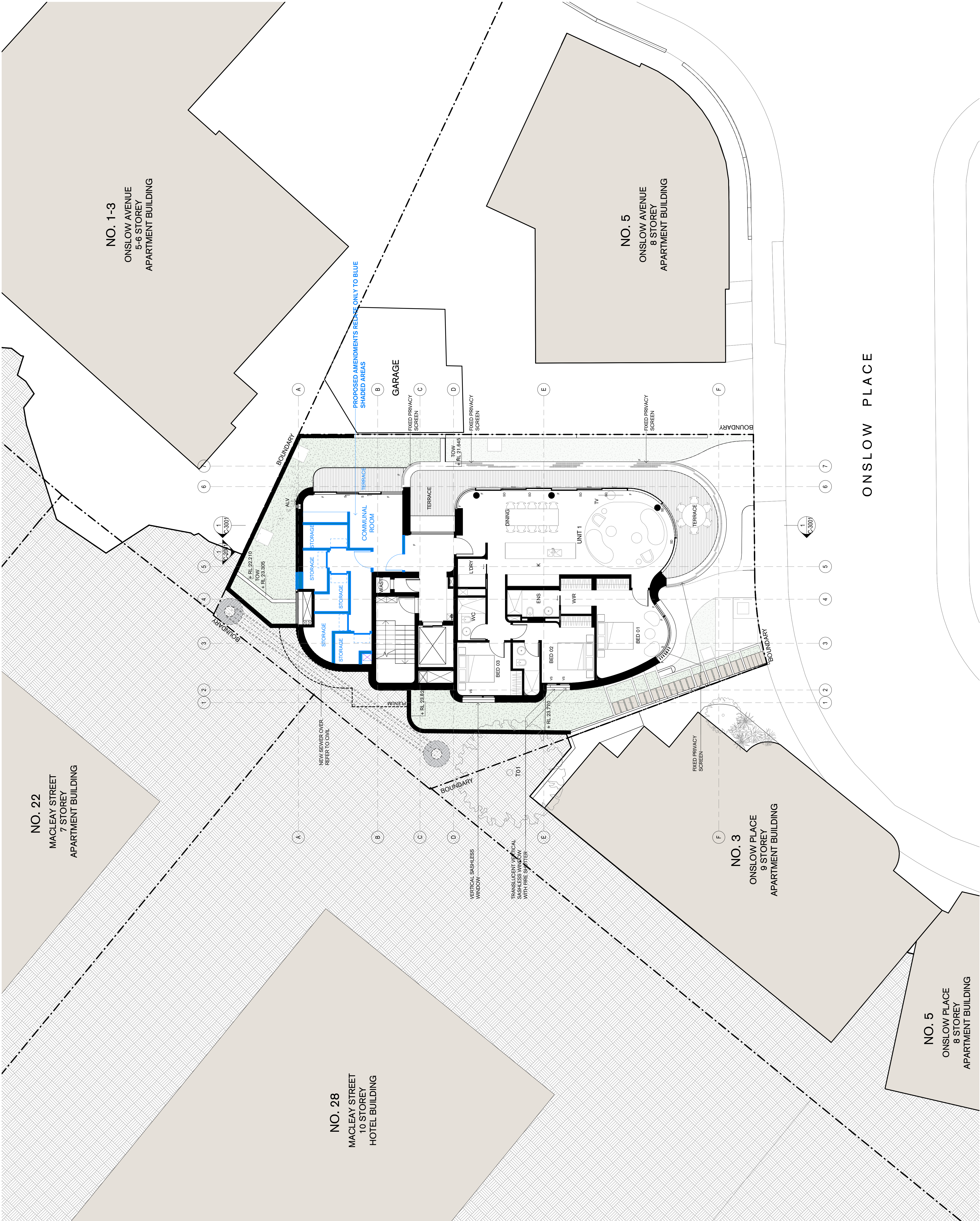
Project
Onslow Elizabeth Bay
Address
**1 Onslow Place
Elizabeth Bay NSW 2011**

Drawing
Level 1 Deletion Plan

Scale
1 : 100 @ A1

North

Status
**DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS**
Project No. 21031
Drawing No. C-0600
Revision A



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

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Client
TOOHEY MILLER
E: t.miller@toohymiller.com.au
T: 0408 174 041

Architect
Izarnes
T: 61 2 9319 3744
E: izarnes@izarnes.com.au
W: izarnes.com.au
Nominated Architects
Alloc Izarnes 4174
Any Diverse 6926

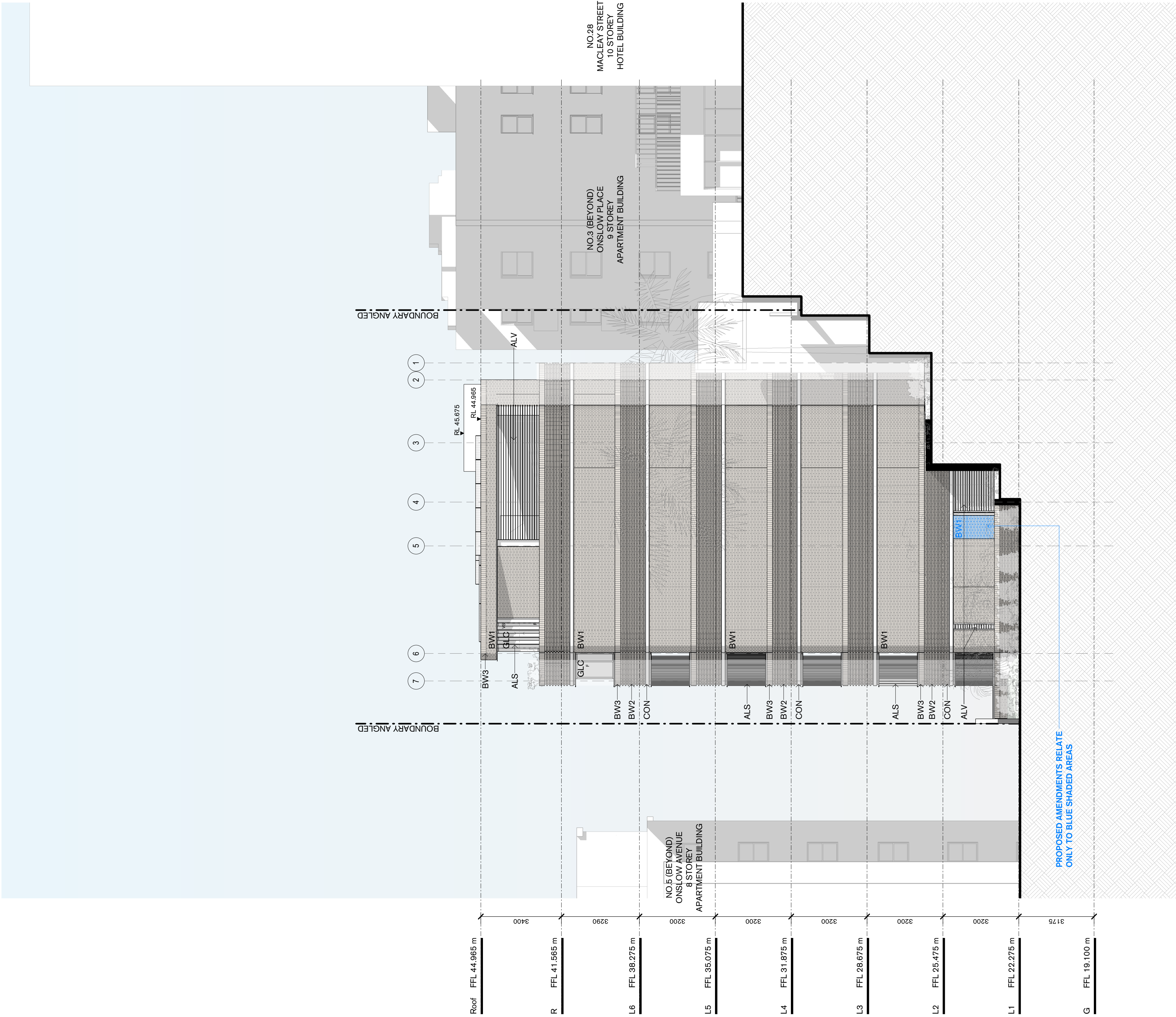
Site 5, Level 5, 2-12 Foveaux St
Surrey Hills NSW 2010

Project
Onslow Elizabeth Bay
Address
1 Onslow Place
Elizabeth Bay NSW 2011

Drawing
Level 1 Amended Plan

Scale
1 : 100 @ A1
North
7

Status
DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS
Project No.
21031
Drawing No.
C-1004
Revision
A



ALS	Vertical Aluminum Slat System (VMS)	Concrete
ALV	Aluminum Louver	Glass Brick
BW1	Brickwork (Brick)	Glass - Clear
BW2	Brickwork (Brick)	Glass - Tinted
BW3	Brickwork (Brick)	Glass - Tinted

CON	Concrete	Concrete
GLC	Glass Curtain Wall	Glass - Clear
GLV	Glass Louver	Glass - Tinted
GLW	Glass Window	Glass - Tinted
GLT	Glass Window	Glass - Tinted
GLV	Glass Window	Glass - Tinted
GLW	Glass Window	Glass - Tinted
GLT	Glass Window	Glass - Tinted
GLV	Glass Window	Glass - Tinted
GLW	Glass Window	Glass - Tinted
GLT	Glass Window	Glass - Tinted

APPROVED BUILDING FABRIC (D/2022/456)	APPROVED BUILDING FABRIC (D/2022/456)
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Client
TOOHEY MILLER
E: rich@toohymiller.com.au
T: 0408 174 041

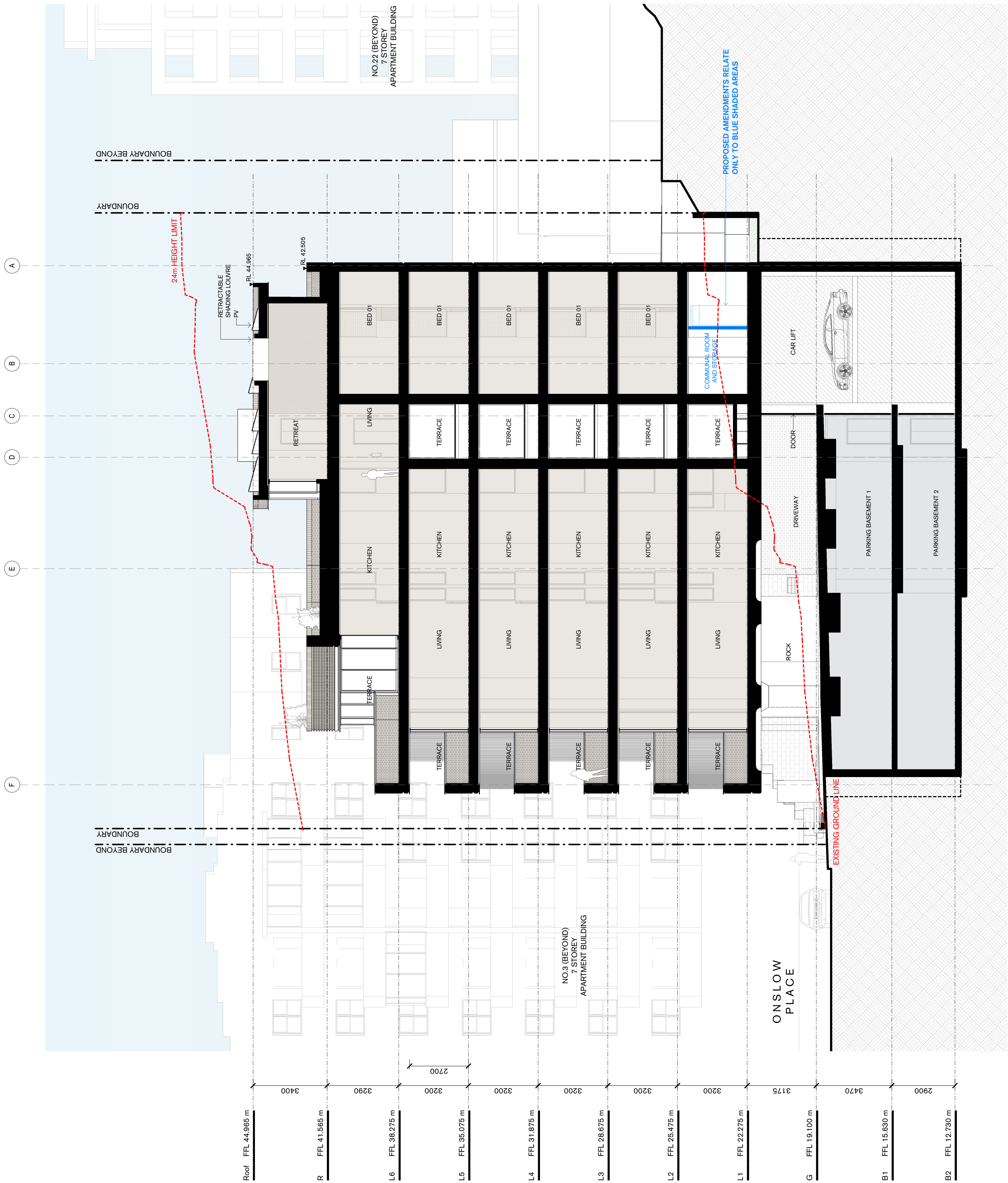
Architect
Izannes
Nominated Architects
T: 61 2 9319 3744
E: izannes@izannes.com.au
W: izannes.com.au
Suite 5, Level 5, 25-12 Foveaux St
Surry Hills NSW 2010

Project
Onslow Elizabeth Bay
Address
1 Onslow Place
Elizabeth Bay NSW 2011

Drawing
Elevation (North)

Scale
1 : 100 @ A1

Status
DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS
Project No. 21031
Drawing No. C-2001
Revision A



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Client
TOOHEY MILLER
E: nick@tooheymiller.com.au
T: 0408 174 041

Architect

Tzannes

T: 61 2 9310 3744
E: tzannes@tzannes.com.au
W: tzannes.com.au

Nominated Architects
Alec Tzannes 4174
Amy Dowse 8926

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

Project
Onslow Elizabeth Bay

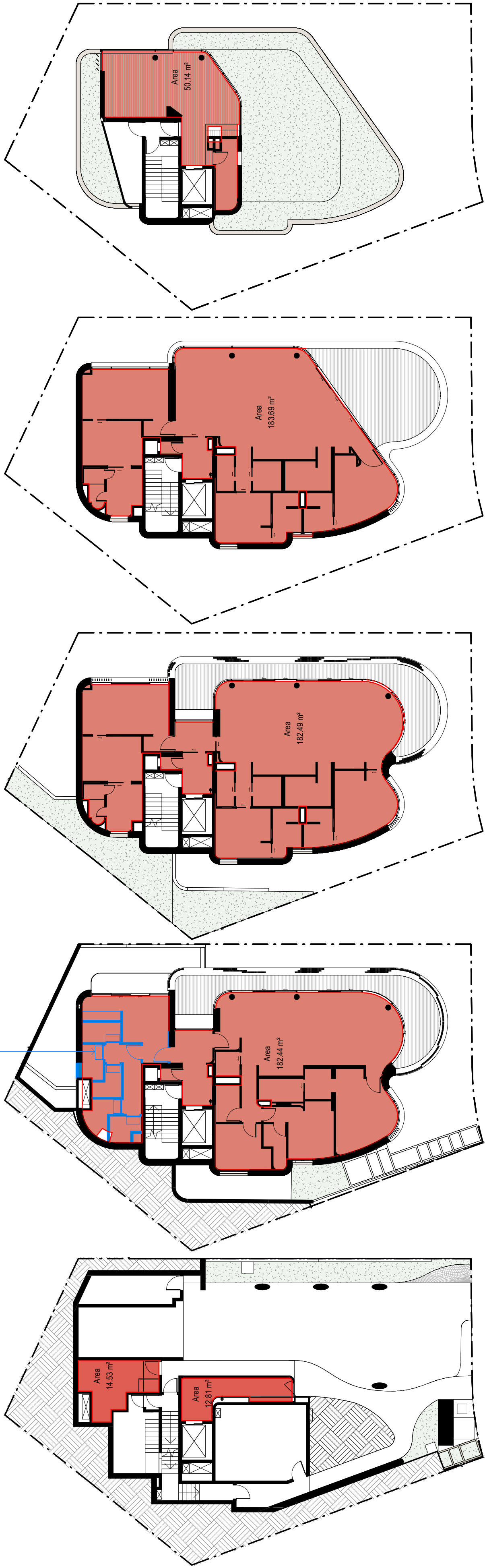
Address
1 Onslow Place
Elizabeth Bay NSW 2011

Drawing
Sections

Scale
1 : 100 @ A1

Status	Project No.	Drawing No.	Revision
DEVELOPMENT APPLICATION ALTERATIONS AND ADDITIONS	21031	C-3001	A

PROPOSED AMENDMENTS RELATE ONLY TO BLUE
SHADED AREAS



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	50.1 m²
Grand total		1173.6 m²

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

1 | Ground Floor
1 : 200

2 | L1
1 : 200

3 | L2-5
1 : 200

4 | L6 Copy 2
1 : 200

5 | Roof Terrace
1 : 200

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I'zannes

Nominated Architects
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E: izannes@izannes.com.au
W: izannes.com.au
Any Dwork 6926

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Surry Hills NSW 2010

Project

Onslow Elizabeth Bay

Address

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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	C-8000	A