

28 ETHEL STREET

BALGOWLAH

CLIENT: SARA & RICHARD CRAMPTON

DRAWING SCHEDULE:

DA000-1	INDEX PAGE
DA000-2	SITE PHOTOS - EXISTING
DA000-3	SITE PHOTOS - EXISTING
DA000-4	SITE PHOTOS - EXISTING
DA000-5	PROPOSED 3D VIEWS
DA000-6	PROPOSED 3D VIEWS
PLANS:	
DA001	SITE ANALYSIS/ROOF PLAN - EXISTING & DEMOLITION 1:200
DA002	GROUND FLOOR PLAN - EXISTING & DEMOLITION 1:100
DA101	SITE/ROOF PLAN - PROPOSED 1:200
DA102	LOWER GROUND FLOOR PLAN - PROPOSED 1:100
DA103	GROUND FLOOR PLAN - PROPOSED 1:100
DA104	FIRST FLOOR PLAN - PROPOSED 1:100
DA105	LANDSCAPE PLAN - PROPOSED 1:100 BY FORMED LANDSCAPES
DA107	GROSS FLOOR AREA PLAN 1:200

ELEVATIONS:	
DA201	ELEVATIONS: EXISTING & DEMOLITION 1:100
DA202	ELEVATIONS: EXISTING & DEMOLITION 1:100
DA203	ELEVATIONS: PROPOSED 1:100
DA204	ELEVATIONS: PROPOSED 1:100

SECTIONS:	
DA251	SECTION AA: PROPOSED 1:100
DA252	SECTION BB: PROPOSED 1:100

SHADOW DIAGRAMS:	
DA301	SHADOW DIAGRAMS: EXISTING & PROPOSED JUNE 21 9AM 1:200
DA302	SHADOW DIAGRAMS: EXISTING & PROPOSED JUNE 21 12PM 1:200
DA303	SHADOW DIAGRAMS: EXISTING & PROPOSED JUNE 21 3PM 1:200

DOCUMENTS:

STATEMENT OF ENVIRONMENTAL EFFECTS	BY BBF TOWN PLANNERS
HERITAGE IMPACT STATEMENT	BY EDWARDS HERITAGE CONSULTANTS
LAND SURVEY	DUNLOPHTHORPE & CO
BASIX REPORT	BASIX
LANDSCAPE PLAN	FORMED LANDSCAPES

MATERIALS & FINISHES:

XRT-1	EXISTING ROOF TILES
XRN-1	EXISTING BRICK RENDER FINISH
XBR-2	EXISTING BRICKWORK
GL-1	CLEAR DOUBLE GLAZING
BR-1	RECYCLED BRICK WITH LIGHT PAINT FINISH
RN-1	NEW RENDER FINISH TO MATCH EXISTING RENDER COLOUR & FINISH
TM-1	TIMBER CLADDING WITH LIGHT PAINT FINISH
TM-2	TIMBER BATTENING WITH LIGHT PAINT FINISH
RT-1	NEW DARK TILE ROOF FINISH

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

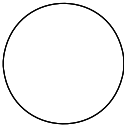
GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LODR)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING			
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-	
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-	
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-	
SITE COVERAGE - EXISTING	135 SQM	27 %	
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %	
OPEN SPACE - EXISTING	285.75 SQM	59 %	
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %	
FLOOR SPACE RATIO - PROPOSED	0.44:1	-	

ESTETA
402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:	
PROJECT:	
ETHEL ST HOUSE 28 ETHEL ST, BALGOWLAH	
CLIENT:	
SARA & RICHARD CRAMPTON	
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING	

DRAWING:	
TITLE:	
INDEX PAGE	
SCALE	
NTS	JOB NUMBER 2106
DATE:	
APR 2022	DRAWN: FS
DRAWING NO: DA000-1	





LOOKING NORTH AT 28 ETHEL ST, FROM ETHEL ST



LOOKING NORTH AT 28 ETHEL ST (LEFT) 26 ETHEL ST (RIGHT), FROM ETHEL ST



LOOKING EAST AT 28 ETHEL ST, FROM WHITTLE AVE



LOOKING EAST AT 28 ETHEL ST, FROM WHITTLE AVE

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:			
GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING			
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-	-
SITE COVERAGE - EXISTING	135 SQM	27 %	-
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %	-
OPEN SPACE - EXISTING	285.75 SQM	59 %	-
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %	-
FLOOR SPACE RATIO - PROPOSED	0.44:1	-	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:
PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:
TITLE:
EXISTING SITE PHOTOS

SCALE
NTS
DATE:
APR 2022

JOB NUMBER
2106
DRAWN:
FS

DRAWING NO:
DA000-2



LOOKING SOUTH AT 28 ETHEL ST, FROM WHITTLE AVE



LOOKING SOUTH AT 28 ETHEL ST, FROM WHITTLE AVE



LOOKING EAST AT 1 WHITTLE AVE, FROM WHITTLE AVE

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:			
GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LODR)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GD	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING			
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-	-
SITE COVERAGE - EXISTING	135 SQM	27 %	-
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %	-
OPEN SPACE - EXISTING	285.75 SQM	59 %	-
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %	-
FLOOR SPACE RATIO - PROPOSED	0.44:1	-	-

ESTETA
402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:	
PROJECT:	
ETHEL ST HOUSE	
28 ETHEL ST, BALGOWLAH	
CLIENT:	
SARA & RICHARD CRAMPTON	
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING	

DRAWING:	
TITLE:	
EXISTING SITE PHOTOS	
SCALE	JOB NUMBER
NTS	2106
DATE:	DRAWN:
APR 2022	FS
DRAWING NO: DA000-3	



REAR YARD, 28 ETHEL ST, LOOKING SOUTH-EAST



REAR YARD, 28 ETHEL ST, LOOKING SOUTH



REAR YARD, 28 ETHEL ST, LOOKING NORTH



REAR YARD, 28 ETHEL ST, LOOKING NORTH-EAST

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:			
GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LODR)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GD	GD
DEMOLITION		GLAZED DOOR	GSA
		GLAZED SASH WINDOW	EX
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	143 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	135 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %
OPEN SPACE - EXISTING	285.75 SQM	59 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:	
PROJECT:	
ETHEL ST HOUSE 28 ETHEL ST, BALGOWLAH	
CLIENT:	
SARA & RICHARD CRAMPTON	
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING	

DRAWING:	
TITLE:	
EXISTING SITE PHOTOS	
SCALE	JOB NUMBER
NTS	2106
DATE:	DRAWN:
APR 2022	FS

DRAWING NO:
DA000-4



REAR EXTENSION, LOOKING SOUTH-EAST, FROM WHITTLE AVE



REAR EXTENSION, LOOKING EAST, FROM WHITTLE AVE

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LODR)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GD	GD
DEMOLITION		GLAZED DOOR	GSA
		GLAZED SASH WINDOW	EX
		EXISTING	EX

DWELLING			
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-	-
SITE COVERAGE - EXISTING	135 SQM	27 %	-
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %	-
OPEN SPACE - EXISTING	285.75 SQM	59 %	-
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %	-
FLOOR SPACE RATIO - PROPOSED	0.44:1	-	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:

ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:

SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:

PROPOSED 3D FORM

SCALE

NTS

DATE:

APR 2022

JOB NUMBER

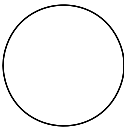
2106

DRAWN:

FS

DRAWING NO:

DA000-5





REAR EXTENSION, LOOKING NORTH, FROM WHITTLE AVE



REAR EXTENSION, LOOKING SOUTH WEST FROM WHITTLE AVE

PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:			
GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING			
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-	
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-	
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-	
SITE COVERAGE - EXISTING	135 SQM	27 %	
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %	
OPEN SPACE - EXISTING	285.75 SQM	59 %	
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %	
FLOOR SPACE RATIO - PROPOSED	0.44:1	-	

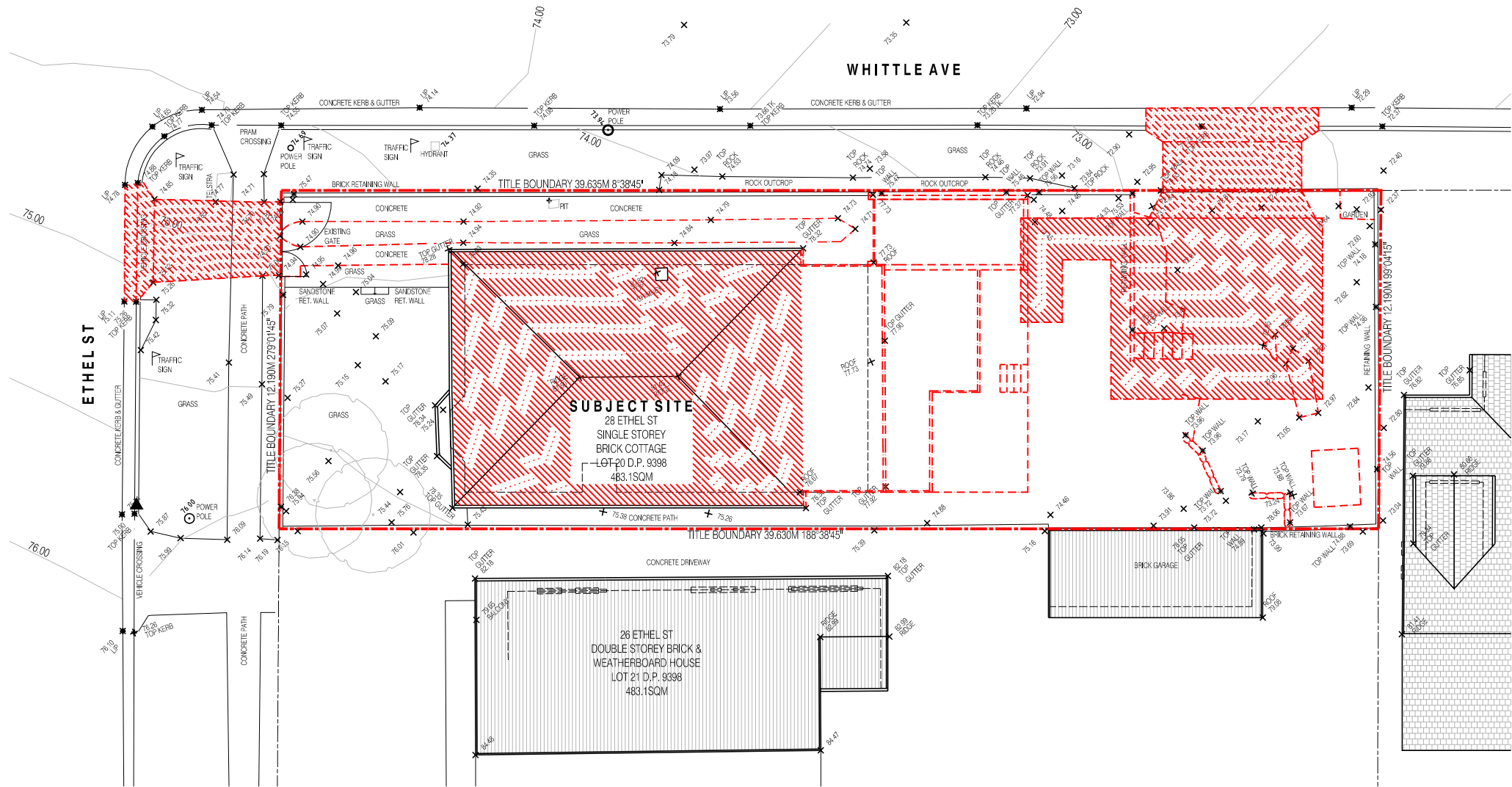
ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:	
PROJECT:	
ETHEL ST HOUSE 28 ETHEL ST, BALGOWLAH	
CLIENT:	
SARA & RICHARD CRAMPTON	
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING	

DRAWING:	
TITLE:	
PROPOSED 3D FORM	
SCALE	JOB NUMBER
NTS	2106
DATE:	DRAWN:
APR 2022	FS

DRAWING NO:
DA000-6



01 SITE ANALYSIS/ROOF PLAN

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCINGS		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING	
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	82 SQM
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM
SITE COVERAGE - EXISTING	136 SQM
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM
OPEN SPACE - EXISTING	265.75 SQM
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM
FLOOR SPACE RATIO - PROPOSED	0.44:1

ESTETA
402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
SITE ANALYSIS/ROOF PLAN
EXISTING & DEMOLITION

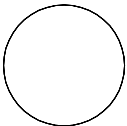
SCALE
1:200 @ A3

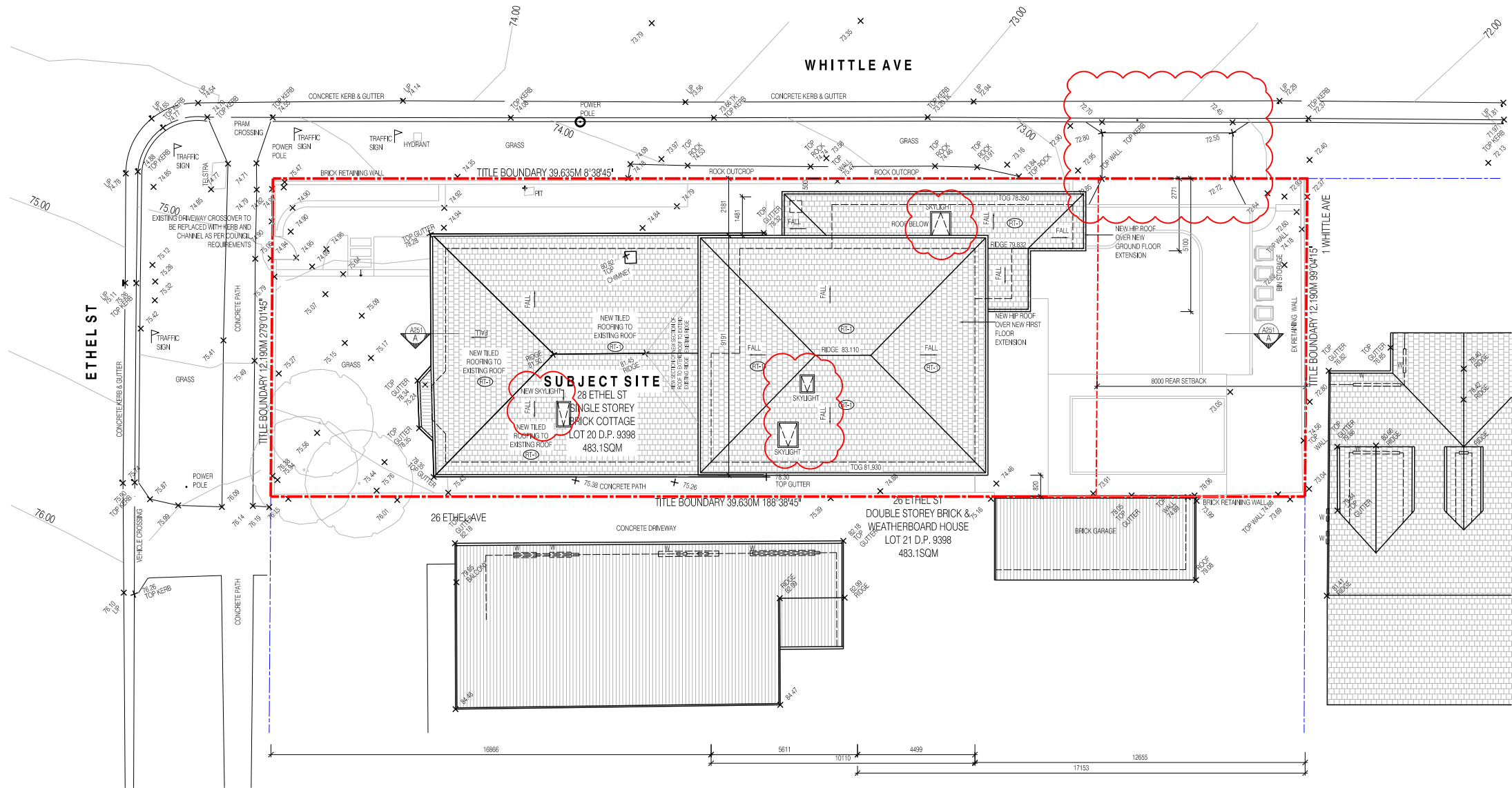
DATE:
APR 2022

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA001





01 SITE/ROOF PLAN
PROPOSED

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCINGS		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING	
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM -
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM -
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM -
SITE COVERAGE - EXISTING	136 SQM 27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM 63 %
OPEN SPACE - EXISTING	265.75 SQM 55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM 56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1 -

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
SITE/ROOF PLAN
PROPOSED

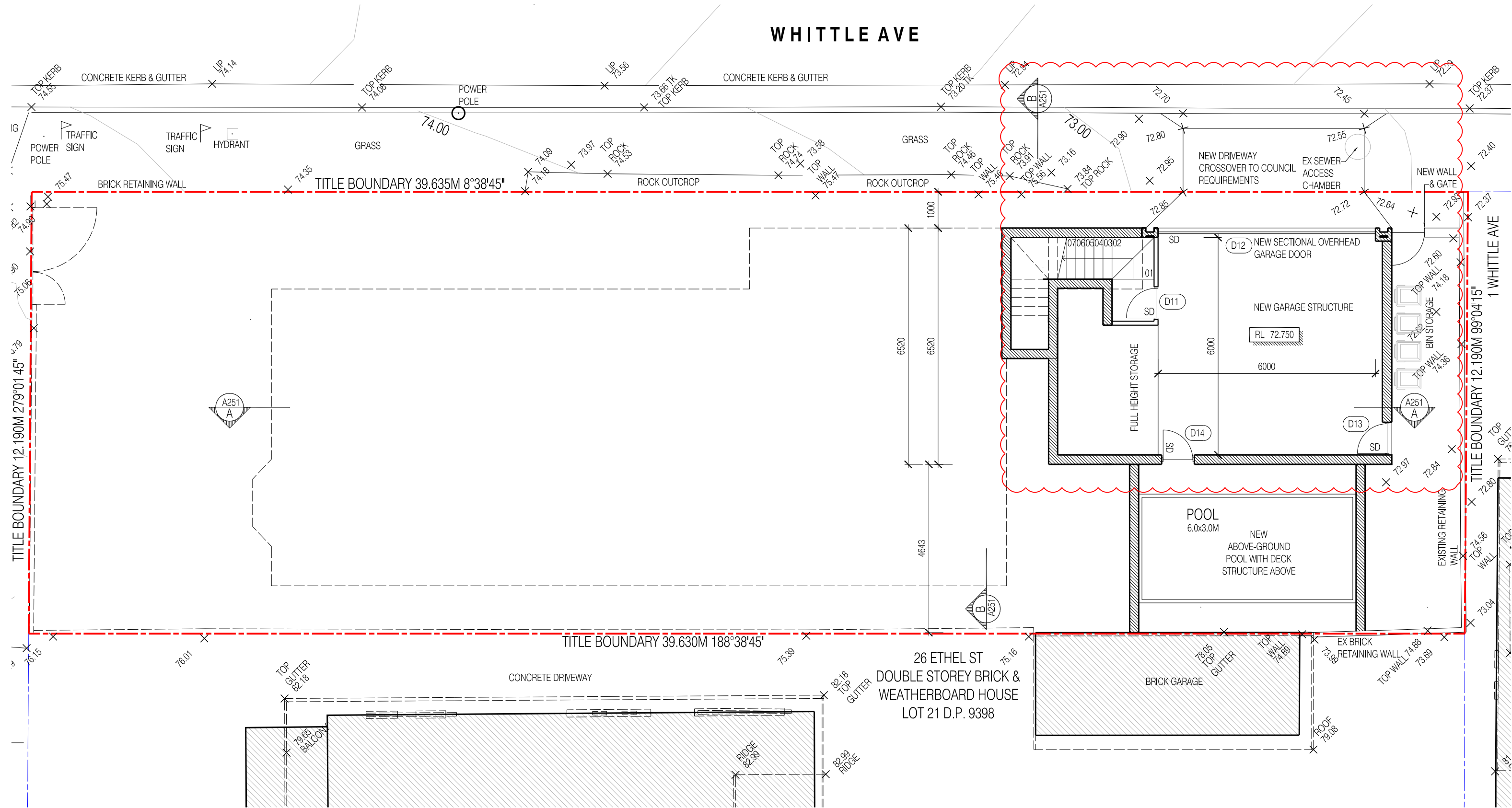
SCALE
1:200 @ A3

DATE:
APR 2022

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA101



01 LOWER GROUND FLOOR PLAN
PROPOSED

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL	LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW
EXISTING WALLS		GLAZED SLIDER
NEW MASONRY WALL OR INFILL		SOLID DOOR
NEW FRAMED WALL OR INFILL		SLIDING DOOR
EXISTING FENCINGS		GLAZED DOOR
DEMOLITION		GLAZED SASH WINDOW
		EXISTING

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	136 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %
OPEN SPACE - EXISTING	265.75 SQM	55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
LOWER GROUND FLOOR PLAN
PROPOSED

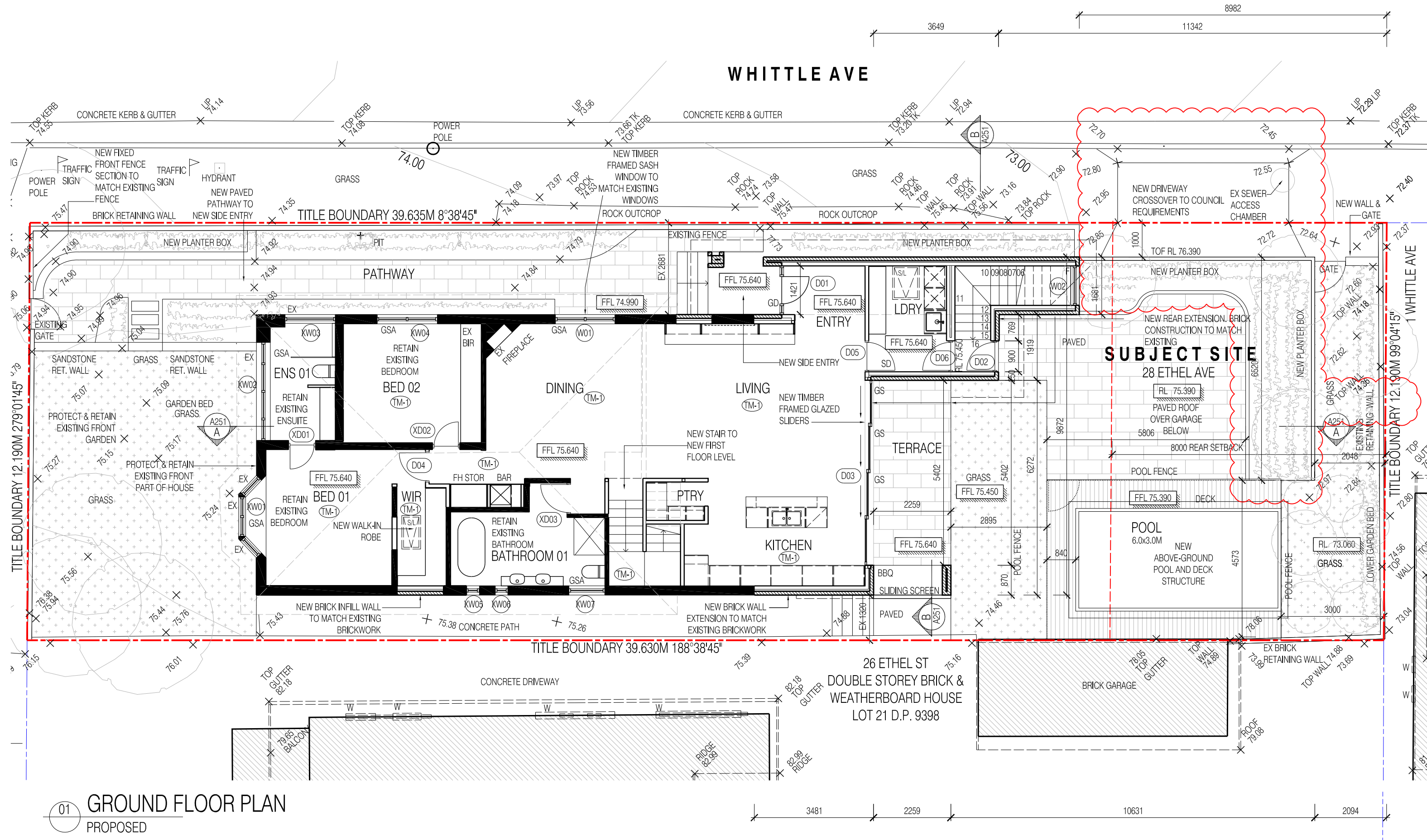
SCALE
1:100 @ A3

DATE:
APR 2022

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA102



01 GROUND FLOOR PLAN
PROPOSED

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCINGS		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING	
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	82 SQM
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM
SITE COVERAGE - EXISTING	136 SQM
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM
OPEN SPACE - EXISTING	265.75 SQM
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM
FLOOR SPACE RATIO - PROPOSED	0.44:1

ESTETA
402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
GROUND FLOOR PLAN
PROPOSED

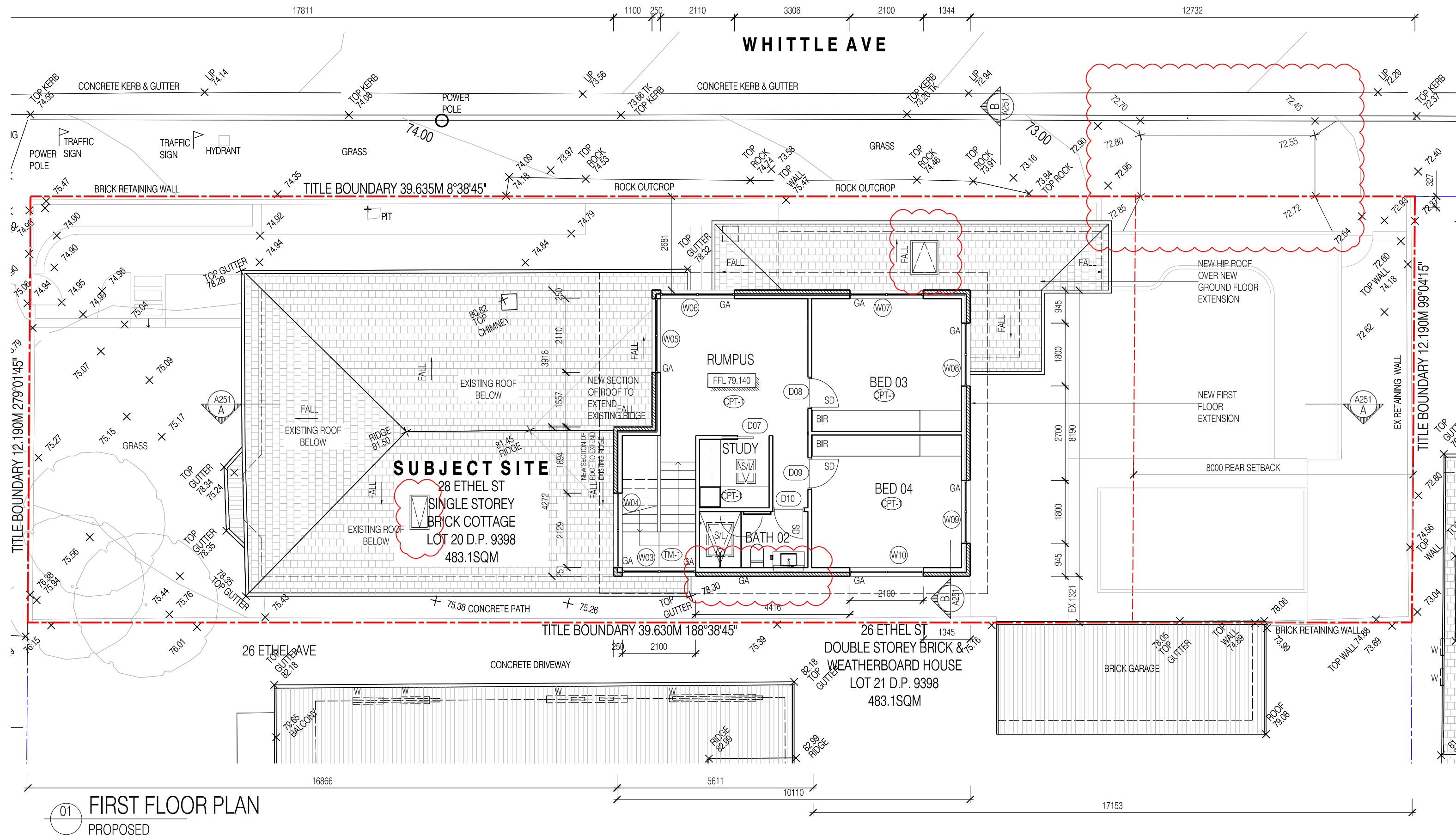
SCALE:
1:100 @ A3

DATE:
APR 2022

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA103



01 FIRST FLOOR PLAN
PROPOSED

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL	LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW
EXISTING WALLS		GLAZED SLIDER
NEW MASONRY WALL OR INFILL		SOLID DOOR
NEW FRAMED WALL OR INFILL		SLIDING DOOR
EXISTING FENCINGS		GLAZED DOOR
DEMOLITION		GLAZED SASH WINDOW
		EXISTING

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	136 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %
OPEN SPACE - EXISTING	265.75 SQM	55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA
402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
FIRST FLOOR PLAN
PROPOSED

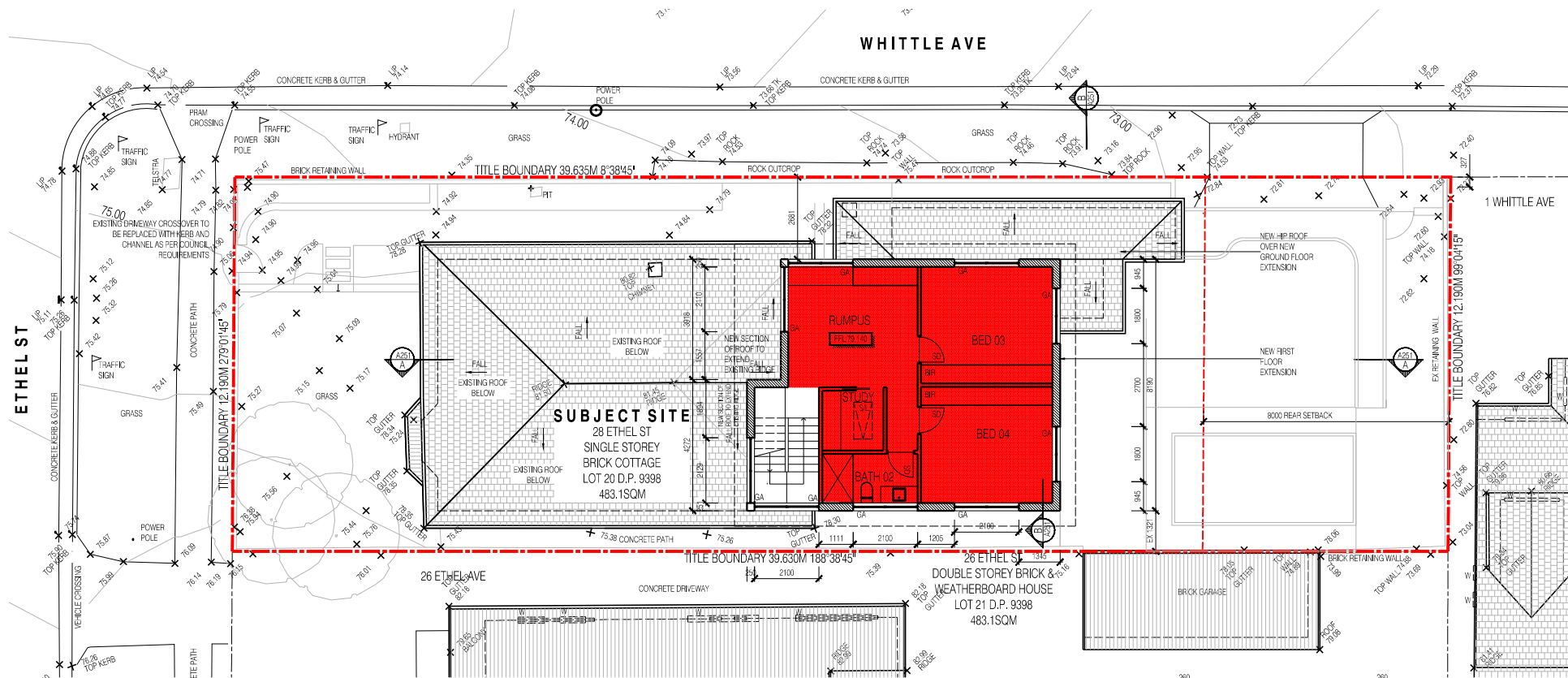
SCALE
1:100 @ A3

DATE:
APR 2022

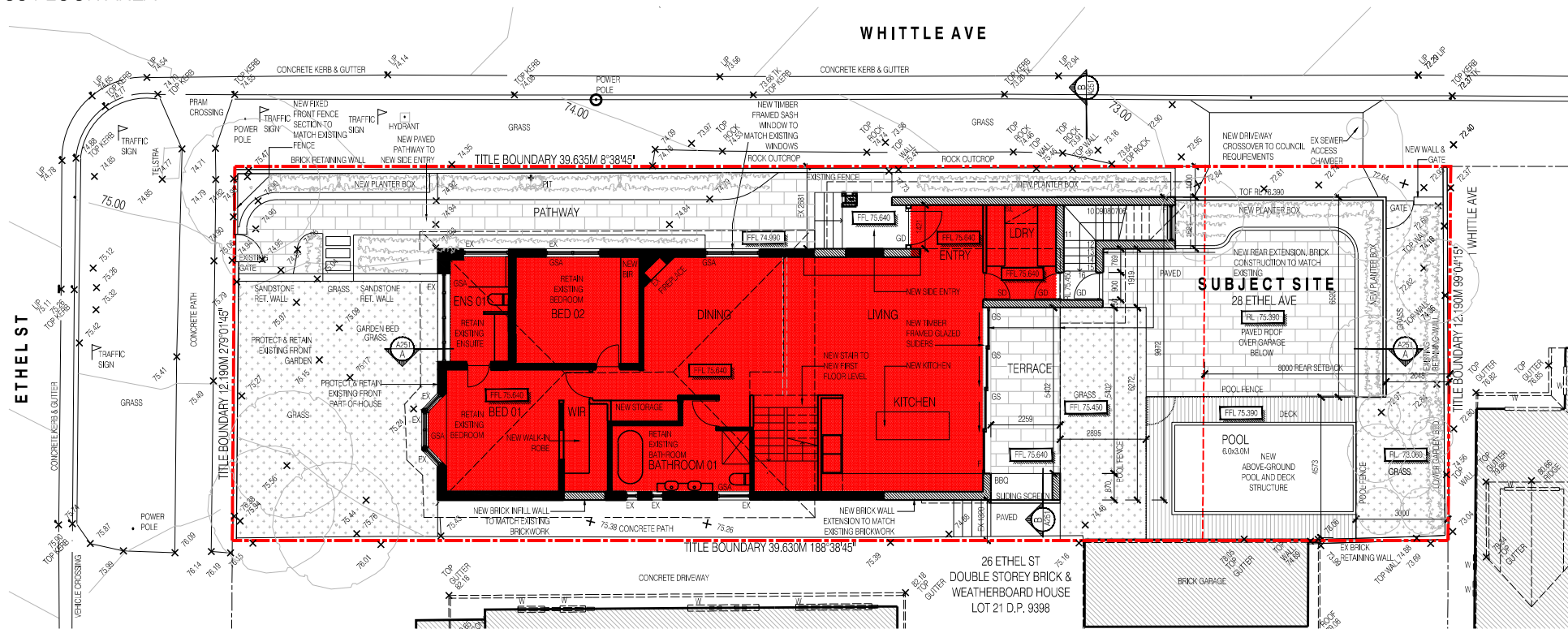
JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA104



02 FIRST FLOOR PLAN
GROSS FLOOR AREA



01 GROUND FLOOR PLAN
GROSS FLOOR AREA

GROSS FLOOR AREA	
GROUND FLOOR	145SQM
FIRST FLOOR	62SQM
LOWER GROUND FLOOR	10SQM (46SQM TOTAL - 36SQM MIN PARKING)
FSR	0.44:1

PLANNING

REV ISSUE DATE BY REASON FOR ISSUE
A 07.04.22 FS ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING

TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	135 SQM	27%
SITE COVERAGE - PROPOSED (EXC POOL, INC GARAGE)	308 SQM	63%
OPEN SPACE - EXISTING	265.75 SQM	55%
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56%
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
GROSS FLOOR AREA PLAN
PROPOSED

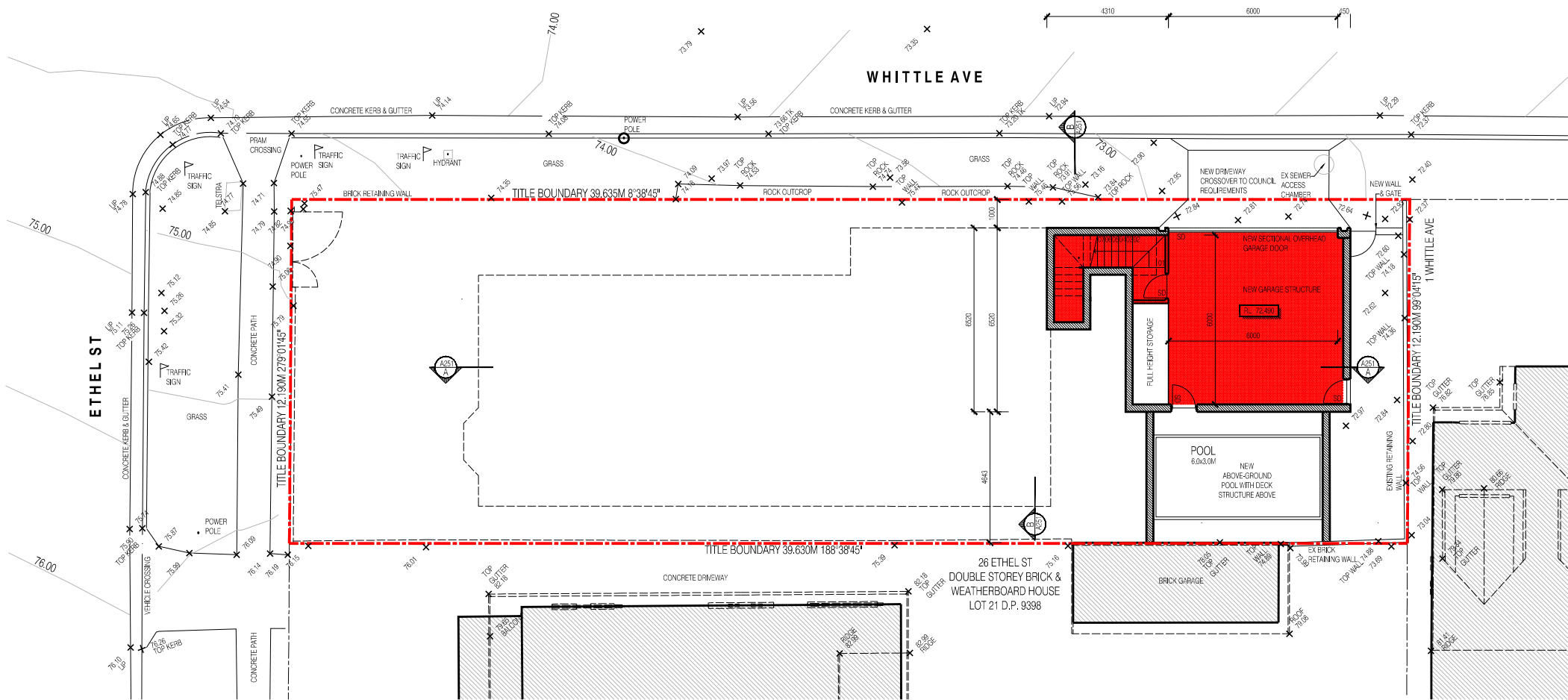
SCALE
1:200 @ A3

DATE:
OCTOBER 2021

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA107



GROSS FLOOR AREA	
GROUND FLOOR	145SQM
FIRST FLOOR	62SQM
LOWER GROUND FLOOR	10SQM (46SQM TOTAL - 36SQM MIN PARKING)
FSR	0.44:1

01 LOWER GROUND FLOOR PLAN
GROSS FLOOR AREA

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	82 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	136 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL, INC GARAGE)	308 SQM	63 %
OPEN SPACE - EXISTING	265.75 SQM	55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:

ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:

SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:

GROSS FLOOR AREA PLAN
PROPOSED

SCALE

1:200 @ A3

DATE:

OCTOBER 2021

JOB NUMBER

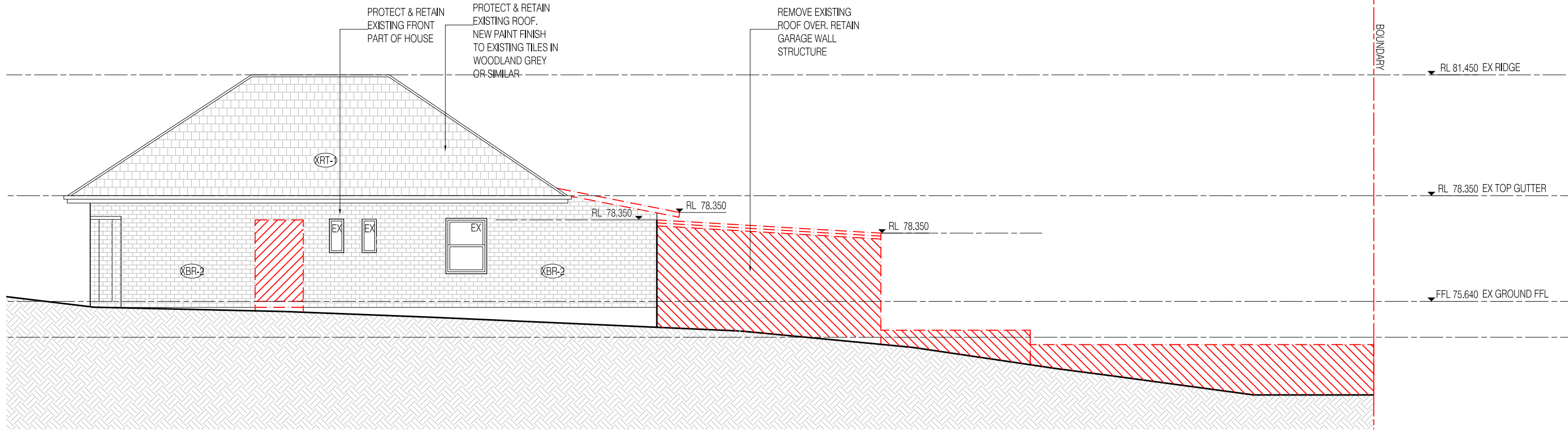
2106

DRAWN:

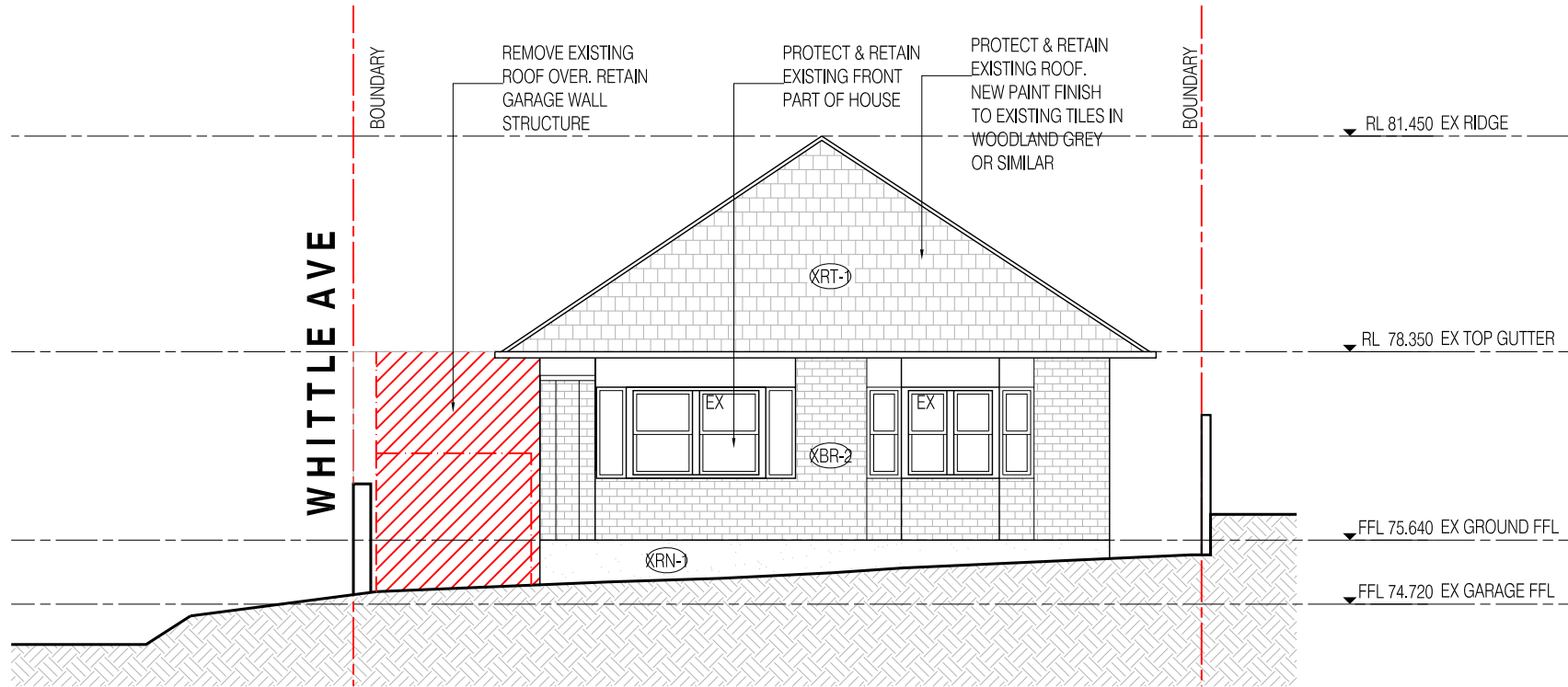
FS

DRAWING NO:

DA107.1



02 EAST ELEVATION



01 SOUTH ELEVATION

PRELIMINARY

REV ISSUE DATE BY REASON FOR ISSUE
A 26.08.22 FS ISSUE FOR PRICING

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING	
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM -
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM -
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM -
SITE COVERAGE - EXISTING	136 SQM 27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM 63 %
OPEN SPACE - EXISTING	265.75 SQM 55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM 56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1 -

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
ELEVATIONS
EXISTING & DEMOLITION

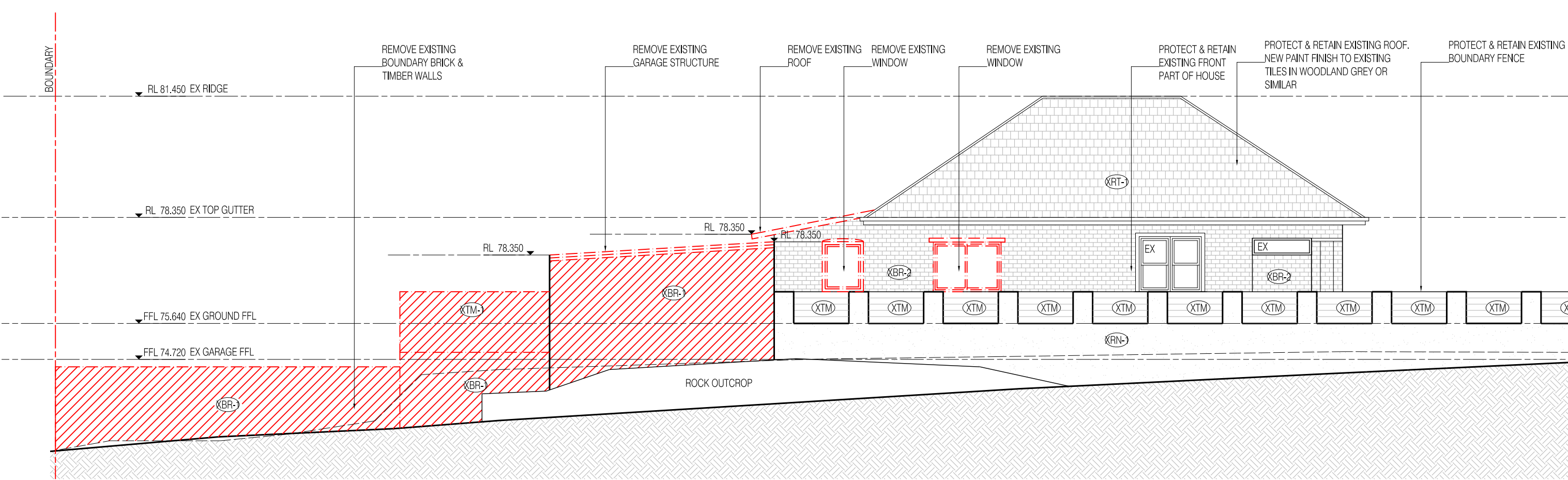
SCALE
1:100 @ A3

DATE:
AUG 2022

JOB NUMBER
2106

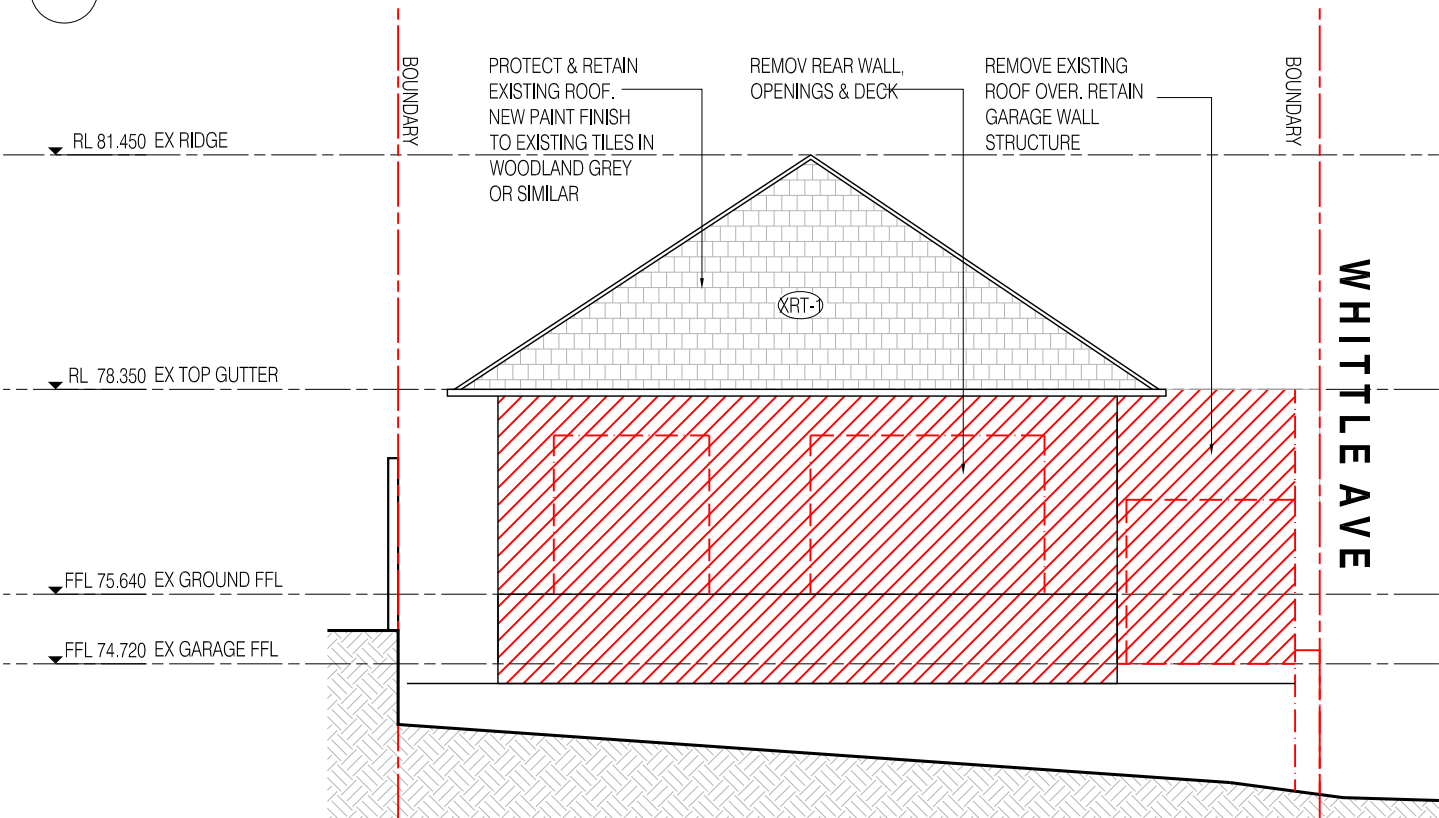
DRAWN:
FS

DRAWING NO:
A201



02

WEST ELEVATION



01

NORTH ELEVATON

PRELIMINARY

REV ISSUE DATE BY REASON FOR ISSUE
A 26.08.22 FS ISSUE FOR PRICING

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	136 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %
OPEN SPACE - EXISTING	265.75 SQM	55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:

ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:

SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:

ELEVATIONS
EXISITNG & DEMOLITION

SCALE

1:100 @ A3

AUG 2022

JOB NUMBER

2106

FS

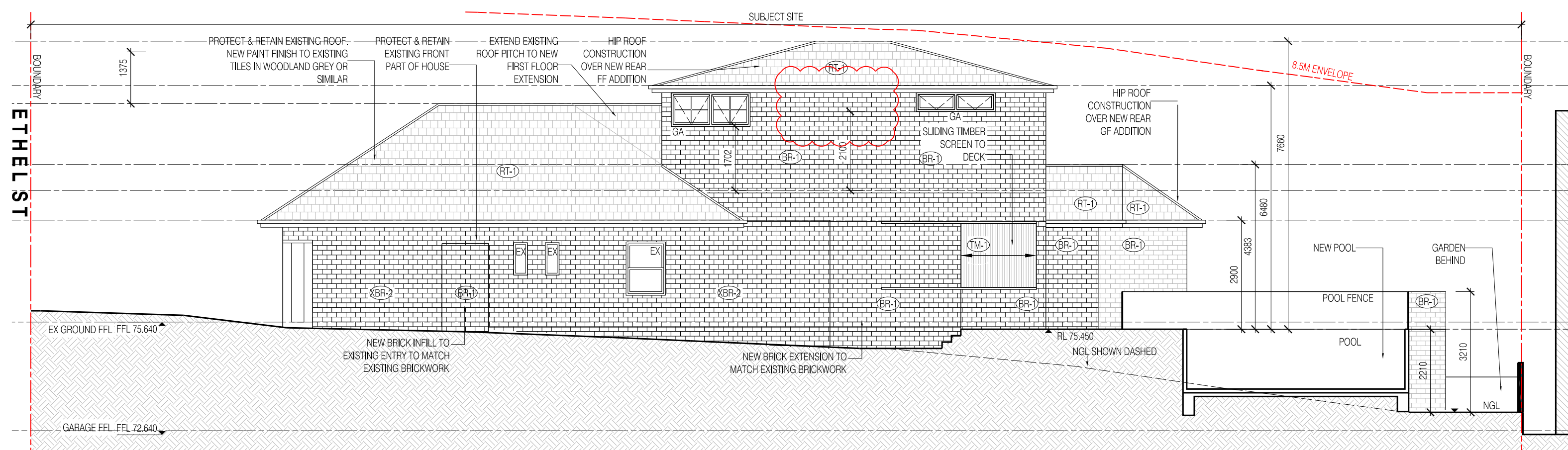
FS

FS

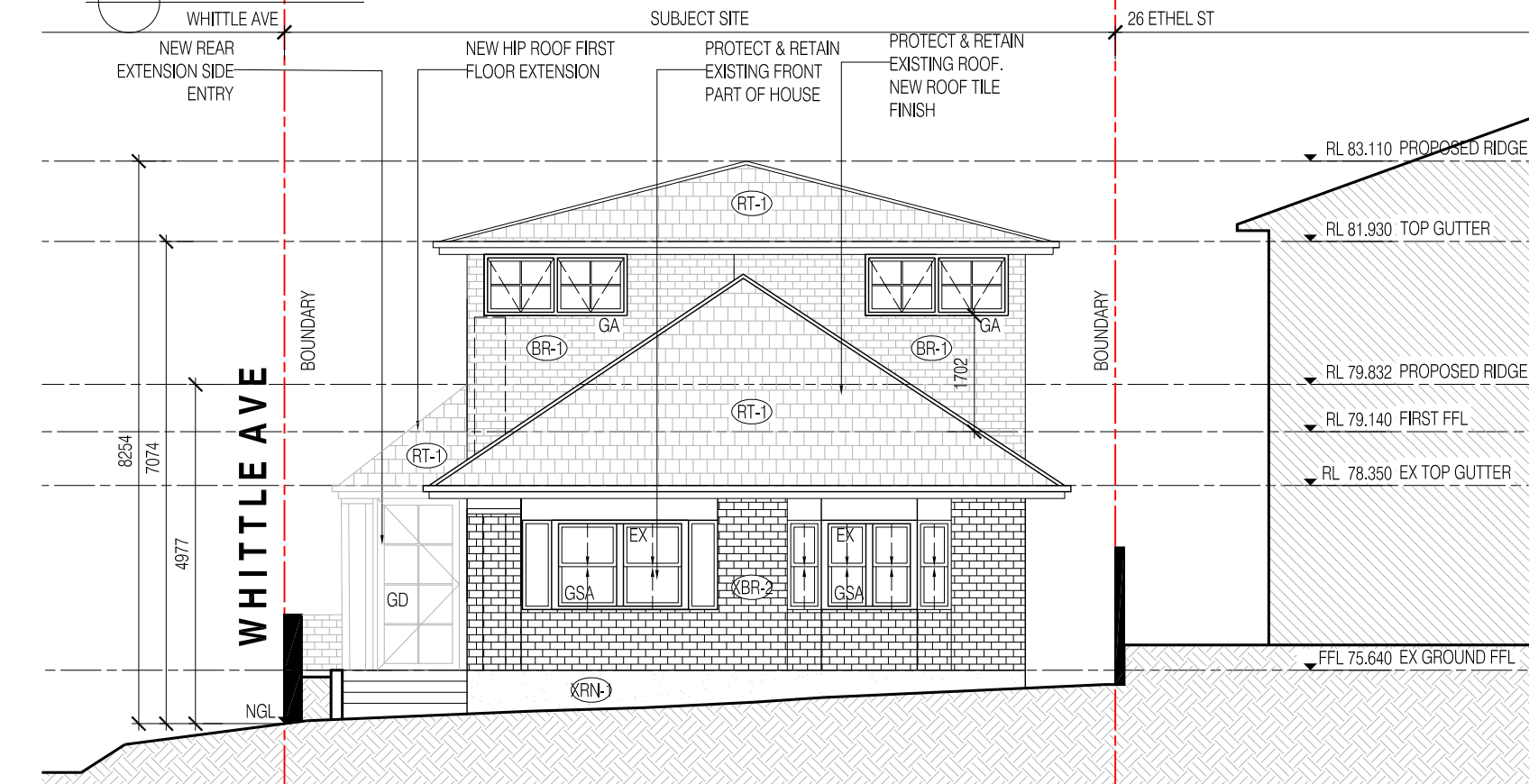
FS

DRAWING NO:

A202



02 EAST ELEVATION



01 SOUTH ELEVATION

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCINGS		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	136 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %
OPEN SPACE - EXISTING	265.75 SQM	55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
ELEVATIONS
PROPOSED

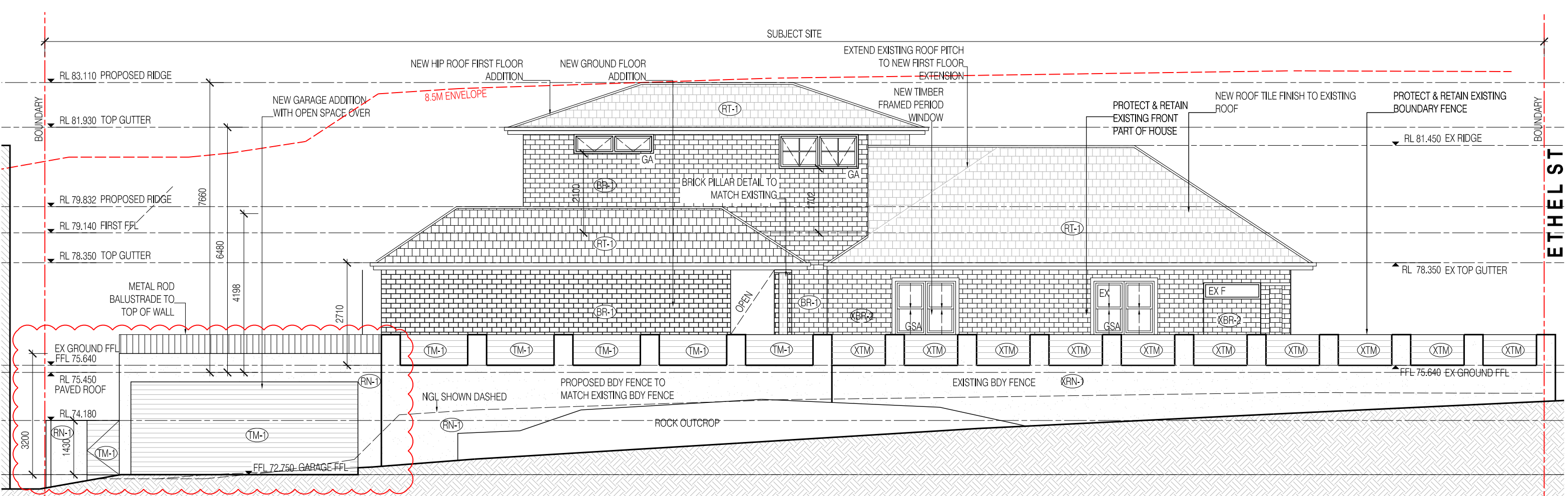
SCALE
1:100 @ A3

DATE:
APR 2022

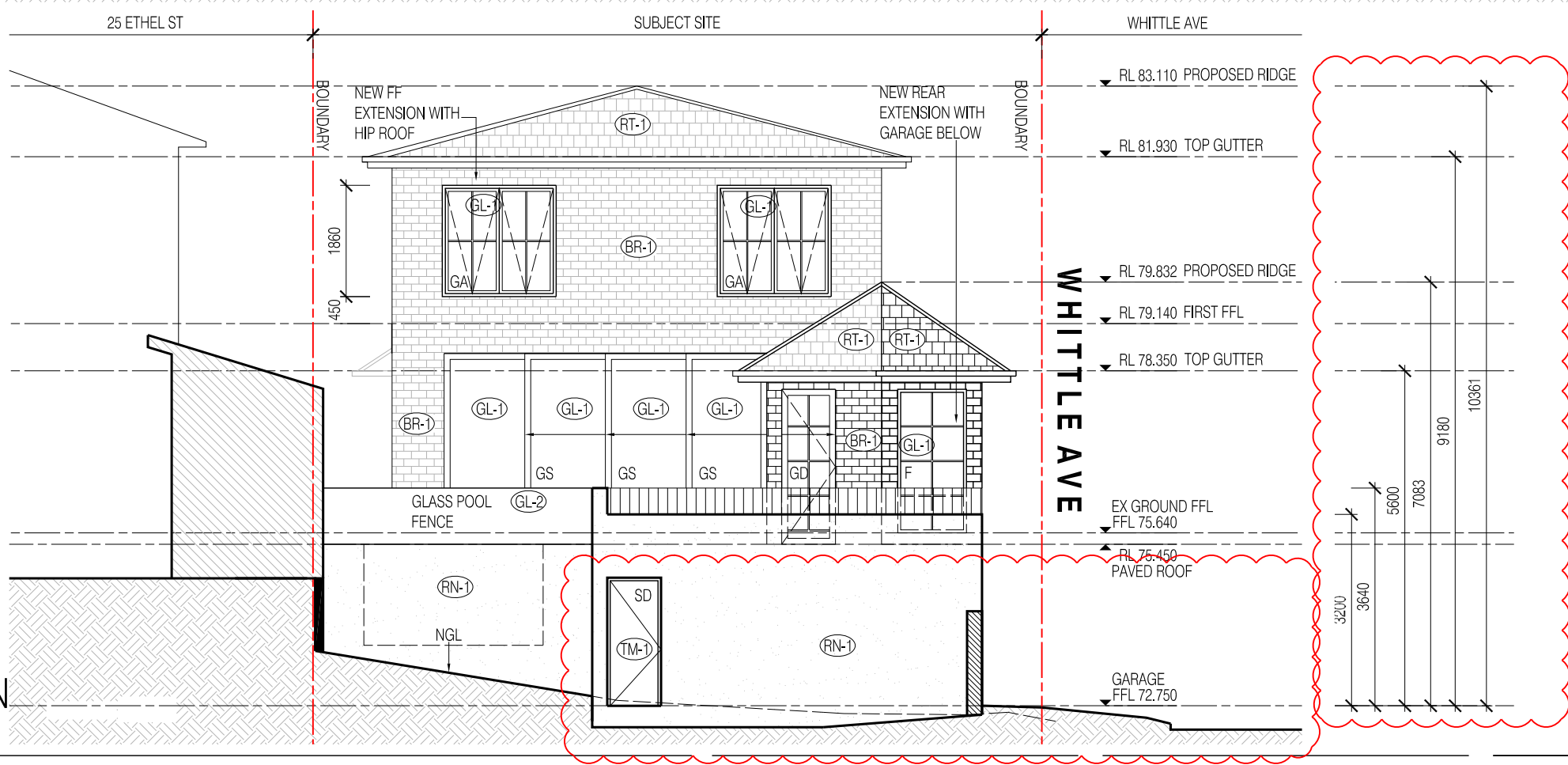
JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA203



02 WEST ELEVATION



01 NORTH ELEVATION

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCINGS		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	136 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63 %
OPEN SPACE - EXISTING	265.75 SQM	55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
ELEVATIONS
PROPOSED

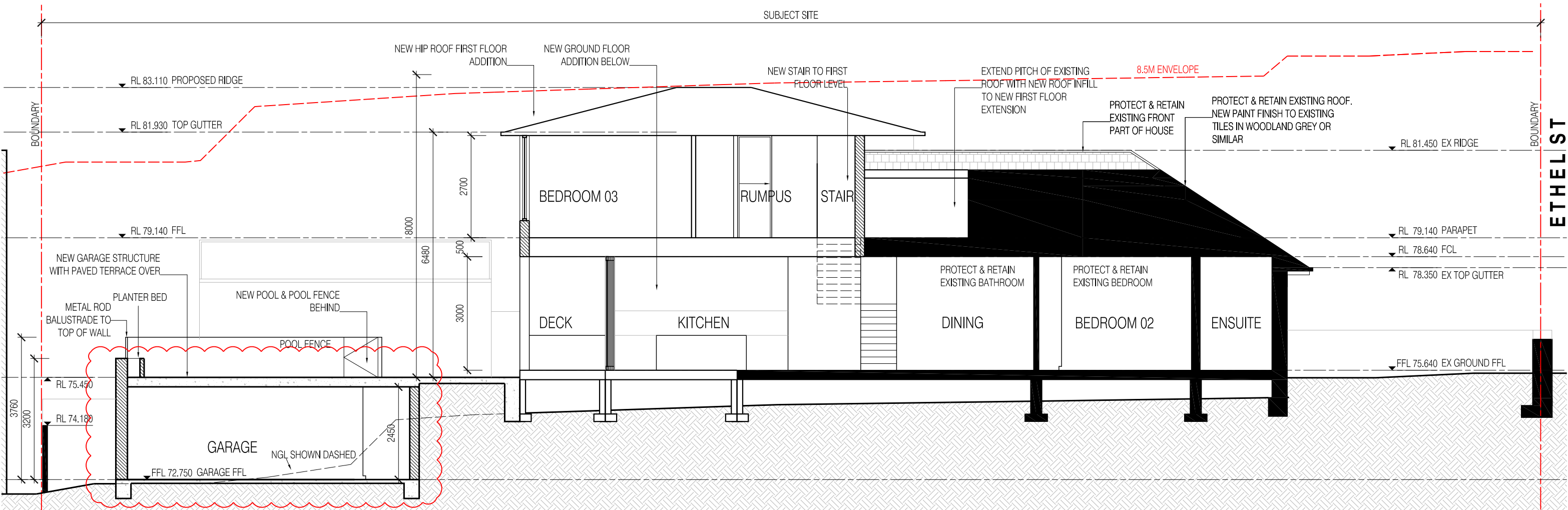
SCALE
1:100 @ A3

DATE:
APR 2022

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA204



01 SECTION AA

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCINGS		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	136 SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM	63%
OPEN SPACE - EXISTING	265.75 SQM	55%
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
SECTIONS
PROPOSED

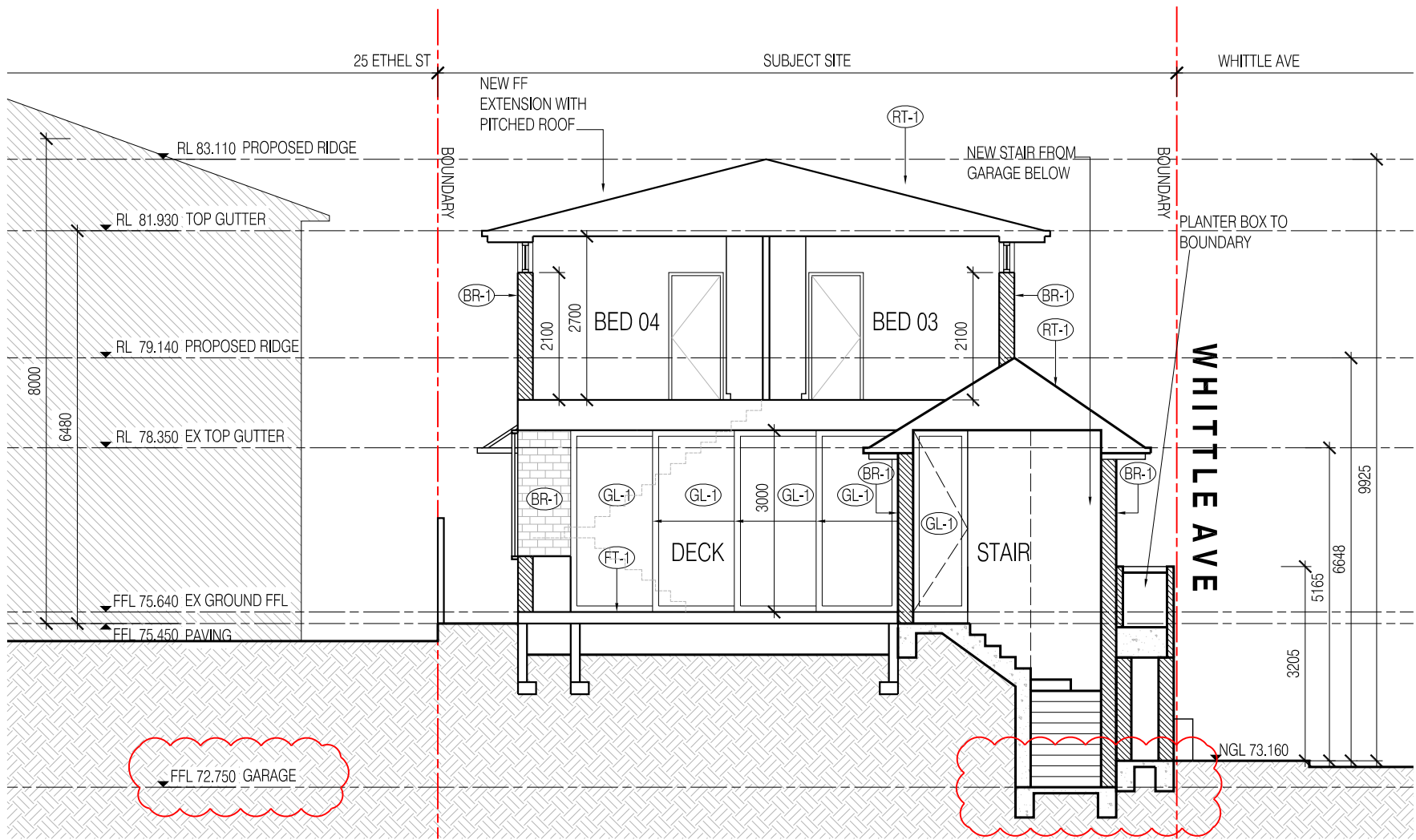
SCALE
1:100 @ A3

DATE:
APR 2022

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA251



01 SECTION BB

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA
B	29.08.22	FS	REVISED ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVRE WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LDRY)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SLIDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING	
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM -
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM -
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM -
SITE COVERAGE - EXISTING	136 SQM 27 %
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	308 SQM 63 %
OPEN SPACE - EXISTING	265.75 SQM 55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM 56 %
FLOOR SPACE RATIO - PROPOSED	0.44:1 -

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:
SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
SECTIONS
PROPOSED

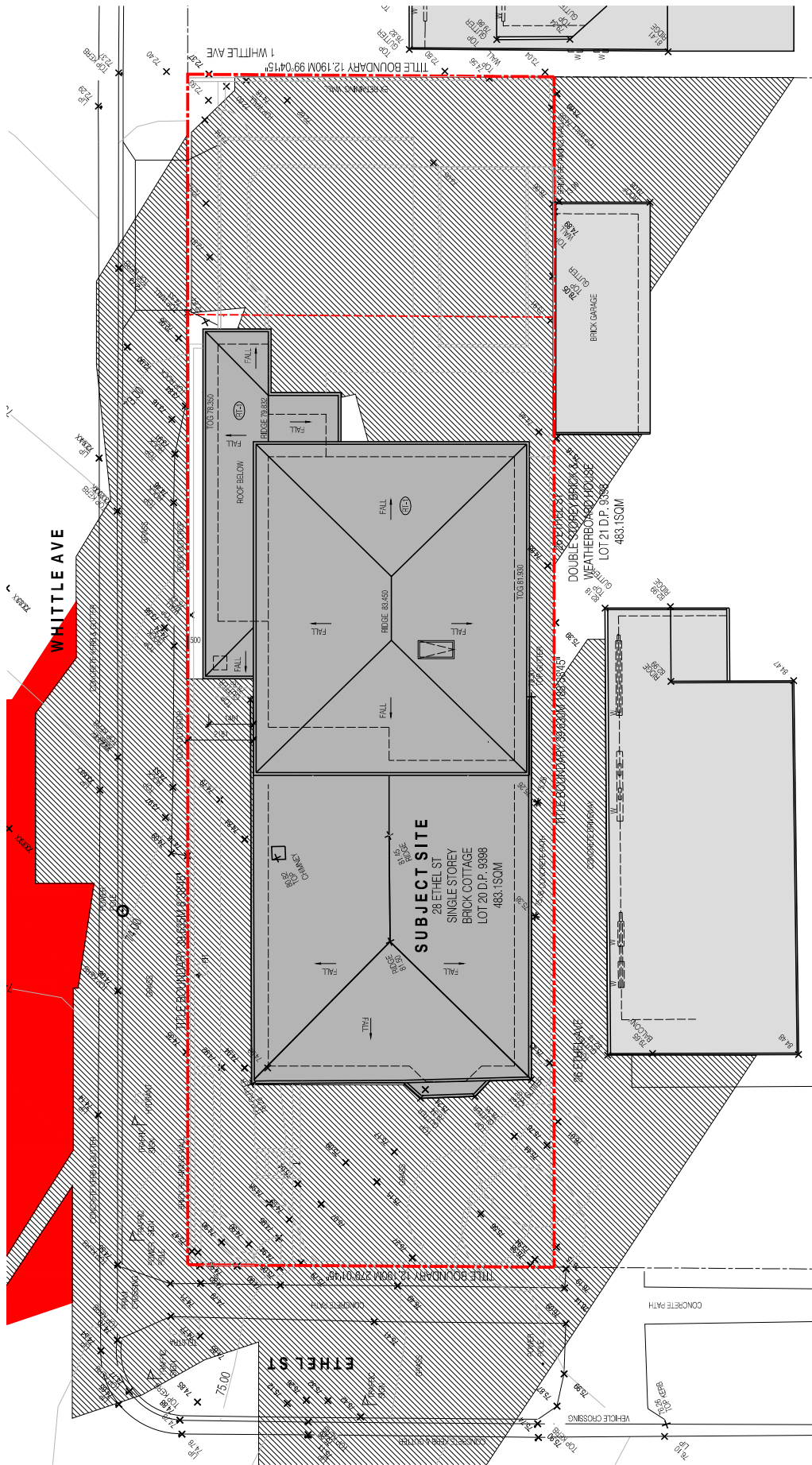
SCALE
1:100 @ A3

JOB NUMBER
2106

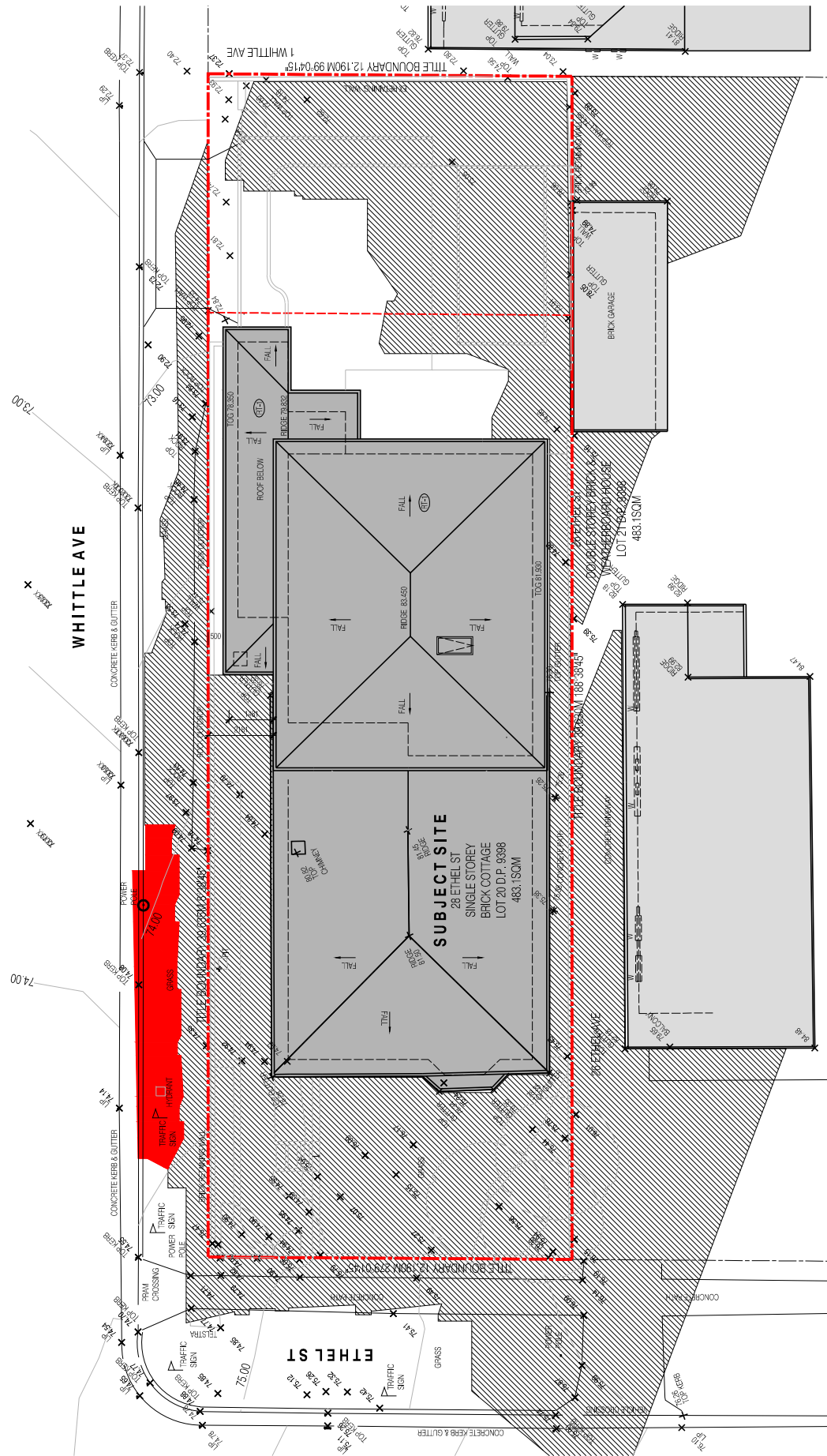
DATE:
APR 2022

DRAWN:
FS

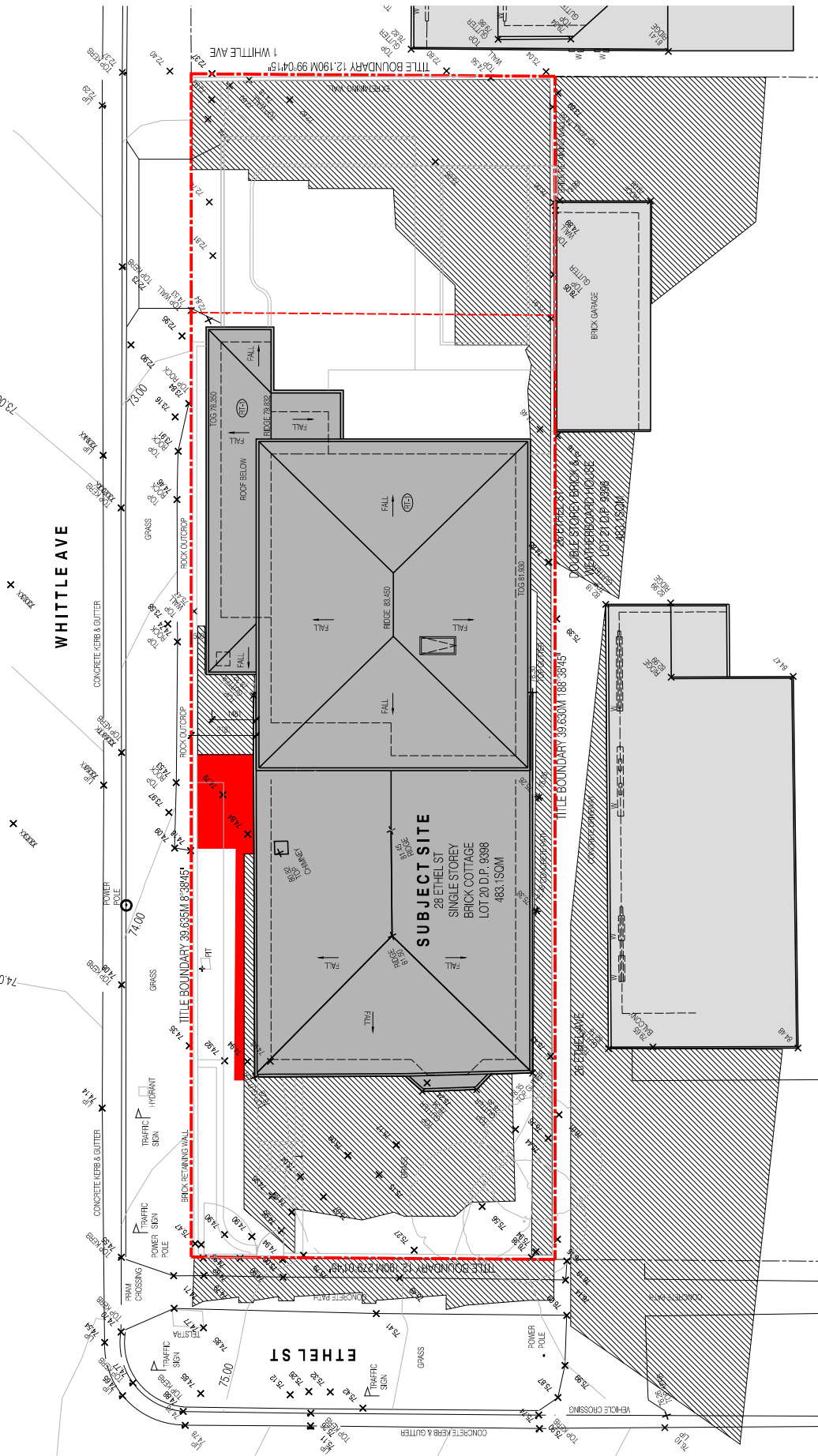
DRAWING NO:
DA252



01 JUNE 21
9AM



02 JUNE 21
10AM



03 JUNE 21
11AM

EXISTING SHADOW
ADDITIONAL SHADOW

PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING OF (INC LOVR)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SUDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-
SITE COVERAGE - EXISTING	13% SQM	27 %
SITE COVERAGE - PROPOSED (EXC POOL, INC GARAGE)	30% SQM	63 %
OPEN SPACE - EXISTING	265.75 SQM	55 %
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56 %
FLOOR SPACE RATIO - PROPOSED		0.44:1
		-
		-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:

SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
SHADOW DIAGRAMS
EXISTING & PROPOSED

SCALE

1:200 @ A3

DATE:

APR 2022

JOB NUMBER

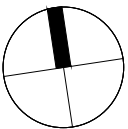
2106

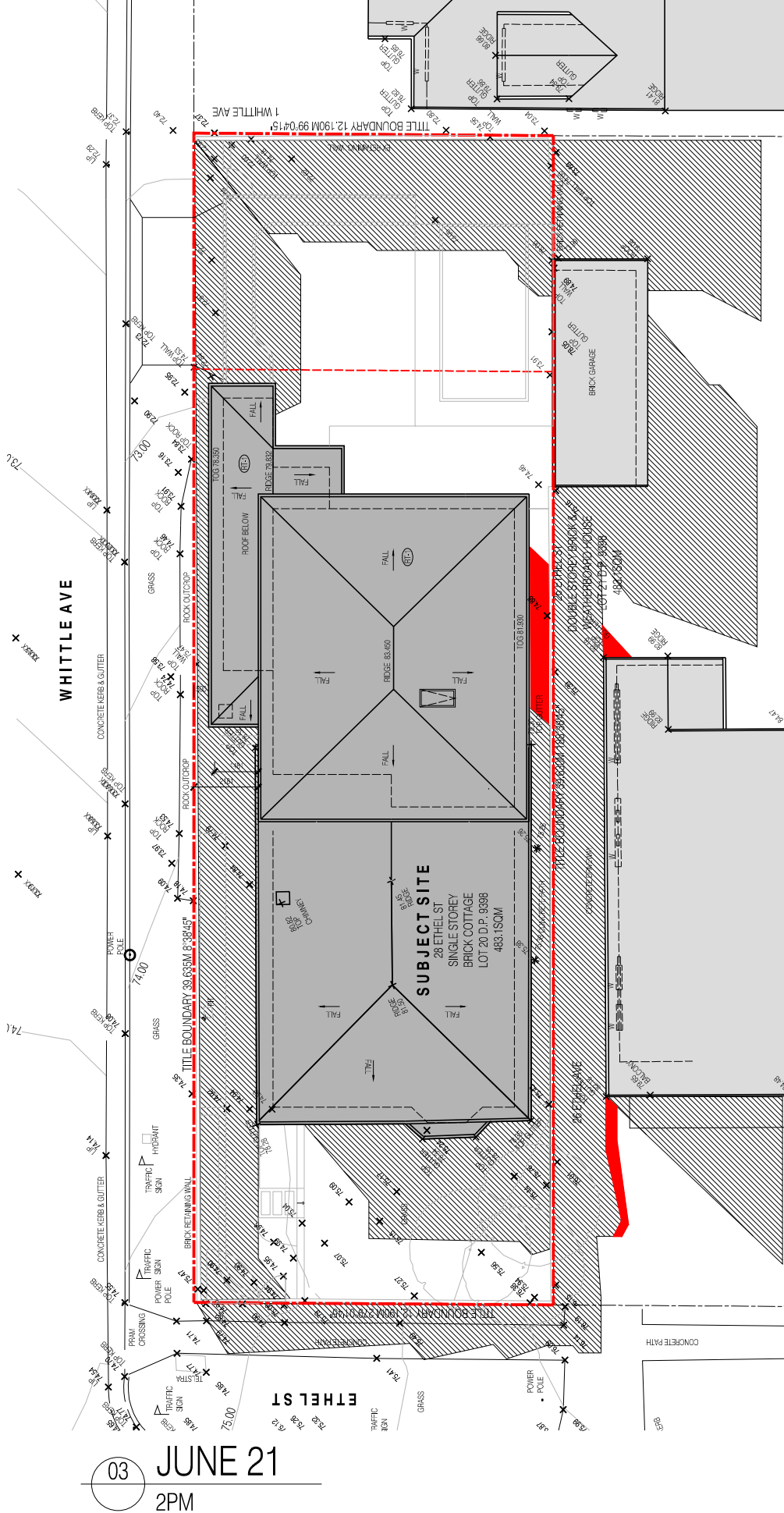
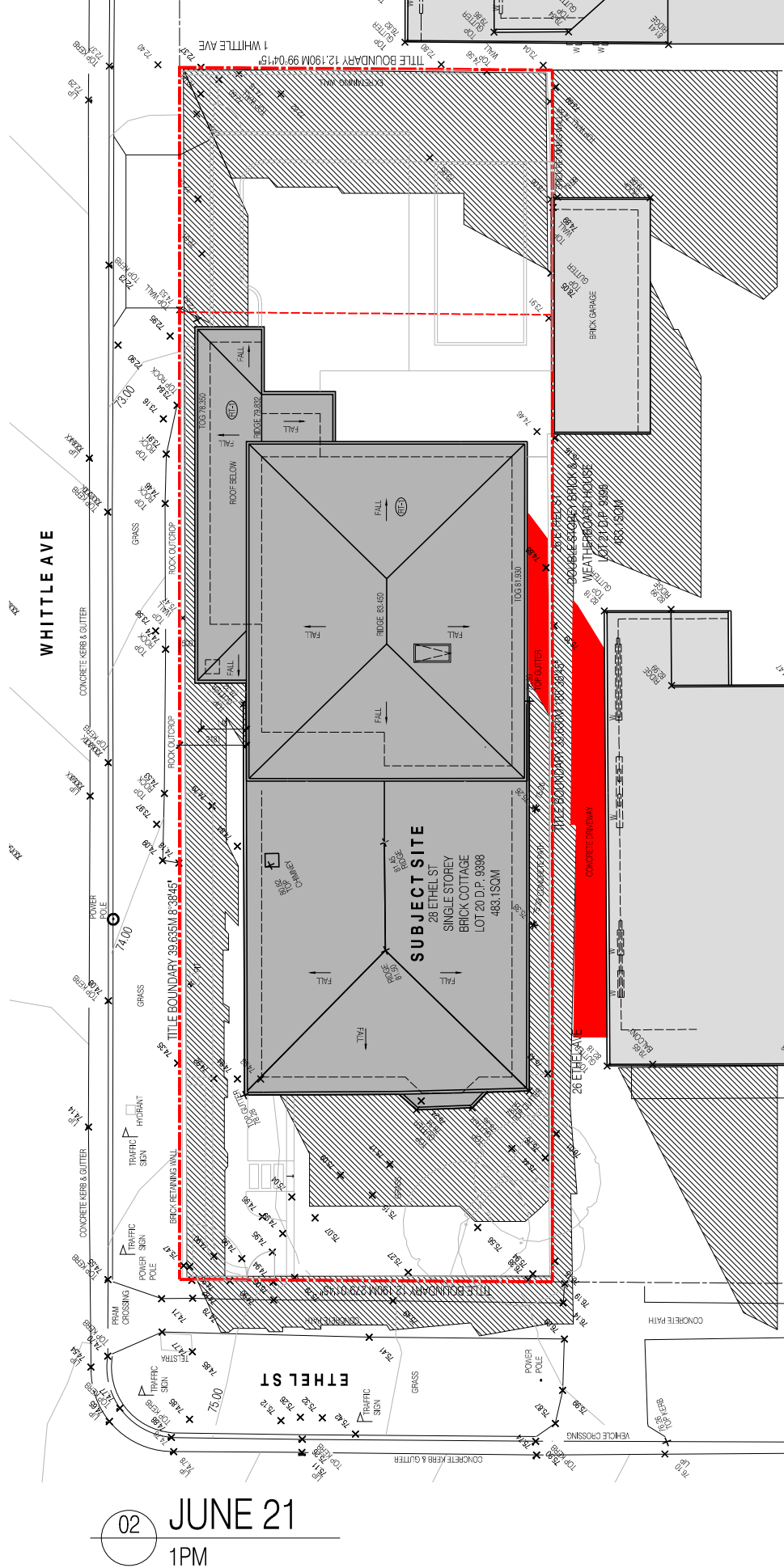
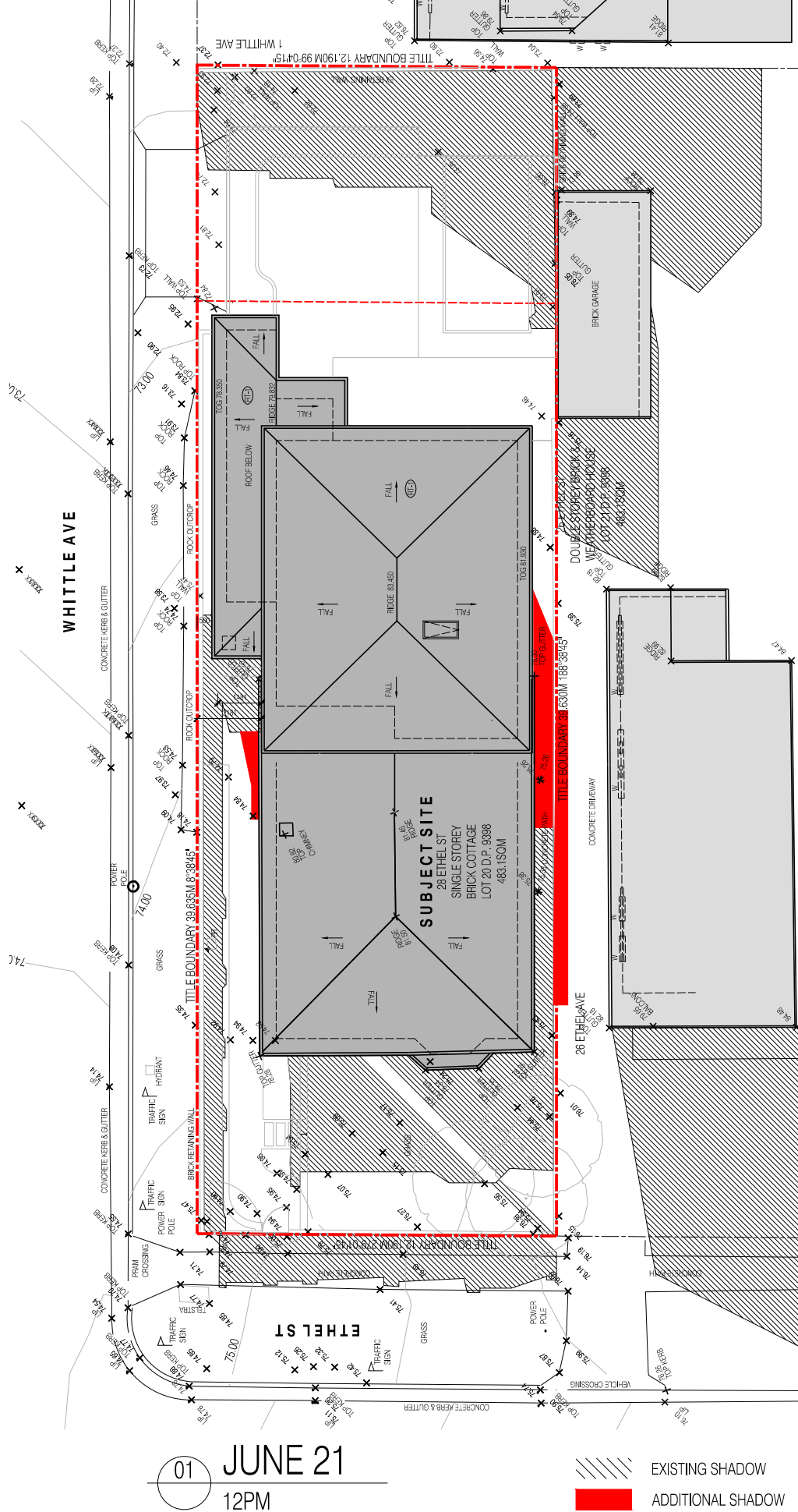
DRAWN:

FS

DRAWING NO:

DA301





PLANNING

REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:

GENERAL		LEGEND	
TOTAL SITE AREA	483.50M	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LOUVER)	117.50M	FIXED WINDOW	F
EXISTING WALLS		GLAZED SUDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING		
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145.50M	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62.50M	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46.50M	-
SITE COVERAGE - EXISTING	13% SGM	27%
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	30% SGM	63%
OPEN SPACE - EXISTING	265.75 SGM	55%
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SGM	56%
FLOOR SPACE RATIO - PROPOSED	0.44:1	-

ESTETA
402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:

PROJECT:
ETHEL ST HOUSE
28 ETHEL ST, BALGOWLAH

CLIENT:

SARA & RICHARD CRAMPTON

ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

DRAWING:

TITLE:
SHADOW DIAGRAMS
EXISTING & PROPOSED

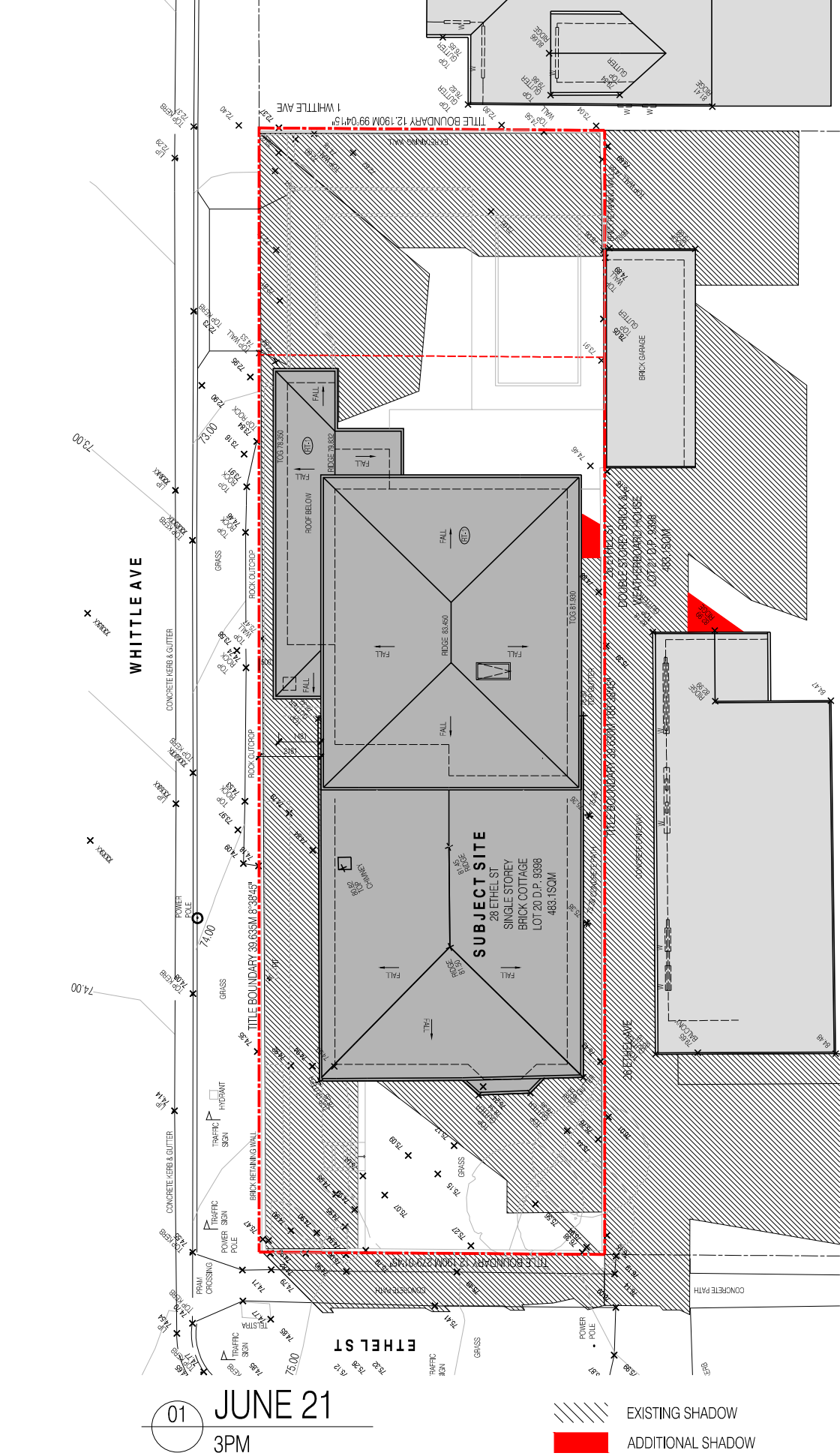
SCALE
1:200 @ A3

DATE:
APR 2022

JOB NUMBER
2106

DRAWN:
FS

DRAWING NO:
DA302



PLANNING			
REV	ISSUE DATE	BY	REASON FOR ISSUE
A	07.04.22	FS	ISSUE FOR DA

LEGEND:			
GENERAL		LEGEND	
TOTAL SITE AREA	483 SQM	LOUVER WINDOW	L
TOTAL FLOOR AREA - EXISTING GF (INC LOFT)	117 SQM	FIXED WINDOW	F
EXISTING WALLS		GLAZED SUDER	GS
NEW MASONRY WALL OR INFILL		SOLID DOOR	SD
NEW FRAMED WALL OR INFILL		SLIDING DOOR	SL
EXISTING FENCING		GLAZED DOOR	GD
DEMOLITION		GLAZED SASH WINDOW	GSA
		EXISTING	EX

DWELLING			
TOTAL FLOOR AREA - GROUND FLOOR PROPOSED	145 SQM	-	-
TOTAL FLOOR AREA - FIRST FLOOR PROPOSED	62 SQM	-	-
TOTAL FLOOR AREA - BASEMENT FLOOR PROPOSED (INC GARAGE)	46 SQM	-	-
SITE COVERAGE - EXISTING	13% SQM	27%	
SITE COVERAGE - PROPOSED (EXC POOL INC GARAGE)	30% SQM	63%	
OPEN SPACE - EXISTING	265.75 SQM	55%	
OPEN SPACE - PROPOSED (INC ABOVE GROUND OPEN SPACE)	274.6 SQM	56%	
FLOOR SPACE RATIO - PROPOSED	0.44:1	-	-

ESTETA

402 QUEENS PARADE
FITZROY NORTH
VICTORIA AUSTRALIA 3068
STUDIO@STUDIOESTETA.COM.AU
WWW.STUDIOESTETA.COM.AU

PROJECT DETAILS:	
PROJECT:	
ETHEL ST HOUSE 28 ETHEL ST, BALGOWLAH	
CLIENT:	
SARA & RICHARD CRAMPTON	
ALL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS AND TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING	

DRAWING:	
TITLE:	
SHADOW DIAGRAMS EXISTING & PROPOSED	
SCALE	
1:200 @ A3	JOB NUMBER 2106
DATE:	
APR 2022	DRAWN: FS
DRAWING NO: DA303	

