

New Single Dwelling

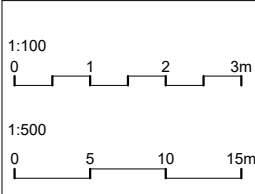
1 Tutus Street Balgowlah Heights
Sydney NSW 2093 Australia

DRAWING No	DRAWING NAME	SCALE	REV
	COVERPAGE		A
DA01	SITE ANALYSIS PLAN	1:500	A
DA02	SITE IMAGES		A
DA03	SITE PLAN	1:200	A
DA04	DEMOLITION PLAN	1:200	A
DA05	BASEMENT	1:100	A
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DA07	GROUND FLOOR	1:100	A
DA08	FIRST FLOOR	1:100	A
DA09	ROOF PLAN	1:100	A
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DA11	SECTION B	1:100	A
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DA18	LANDSCAPE	1:300	A
DA19	OPEN SPACE	1:300	A
DA20	SHADOW DIAGRAMS	1:500	A
DA21	NOTIFICATION PLAN	1:500, 1...	A



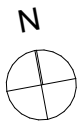
DEVELOPMENT
APPLICATION

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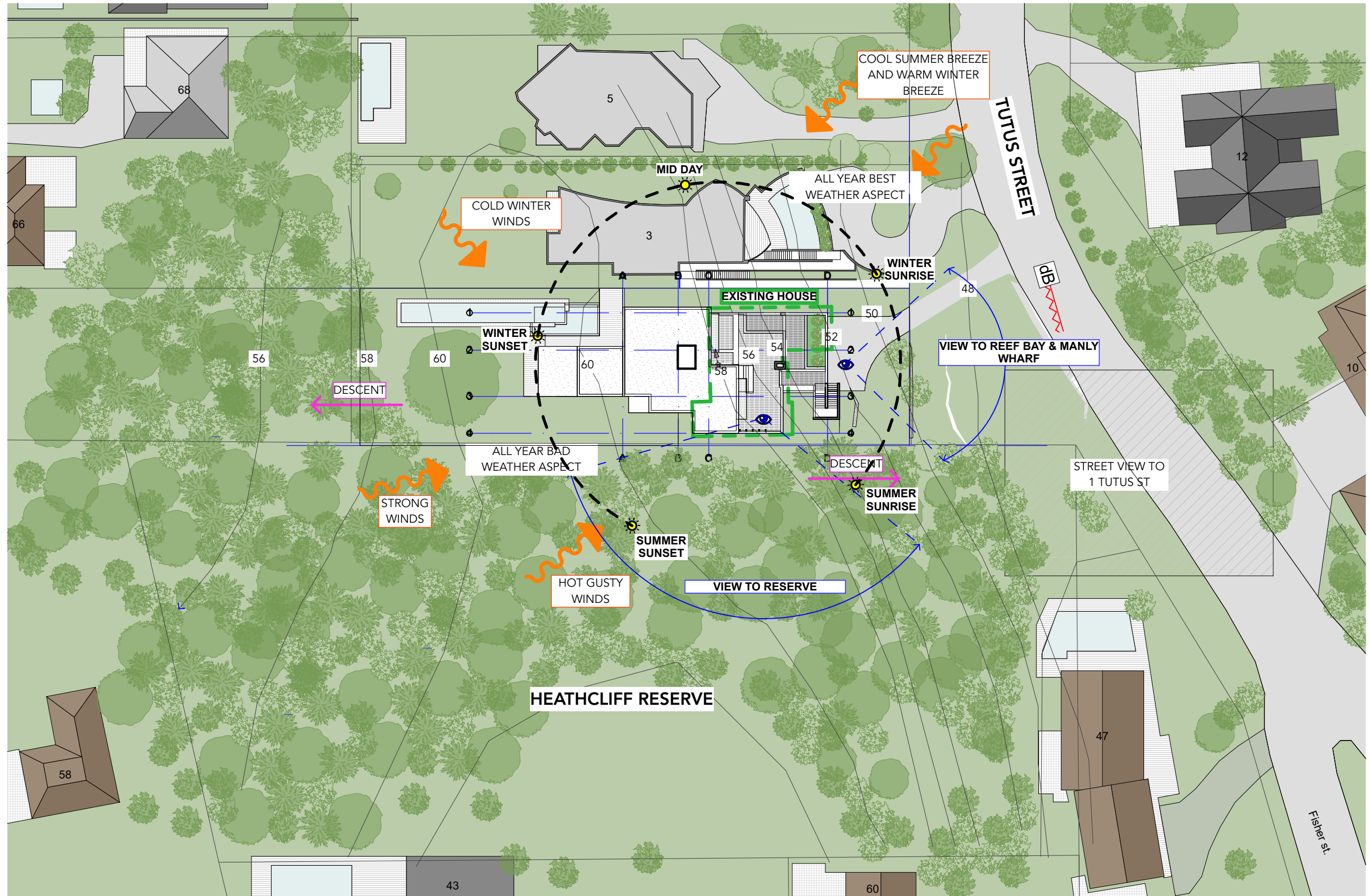
achilles apostolellis architecture
abn 70 239 952 590 ARB No.6434
17/37 Milson Road, Cremorne Point, NSW 2090
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www.achillesapostolellisarchitect.com.au



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A	05/07/21	FOR DEVELOPMENT APPLICATION

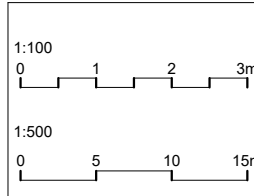
**PROPOSED NEW
DWELLING**
P & A WINTER
at
**1 Tutus Street, Balgowlah
Heights**

DATE ISSUED: 4/7/21		
DRAWING TITLE : COVERPAGE		
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1 SITE ANALYSIS PLAN
1:500

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DESCRIPTION

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at
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DATE ISSUED:		4/7/21
DRAWING TITLE :		
SITE ANALYSIS PLAN		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:500	DA01	A



1 VIEW FROM TUTUS STREET

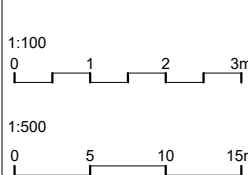


2 ROCKY REAR GARDEN



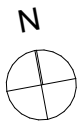
3 VIEW TOWARDS EAST

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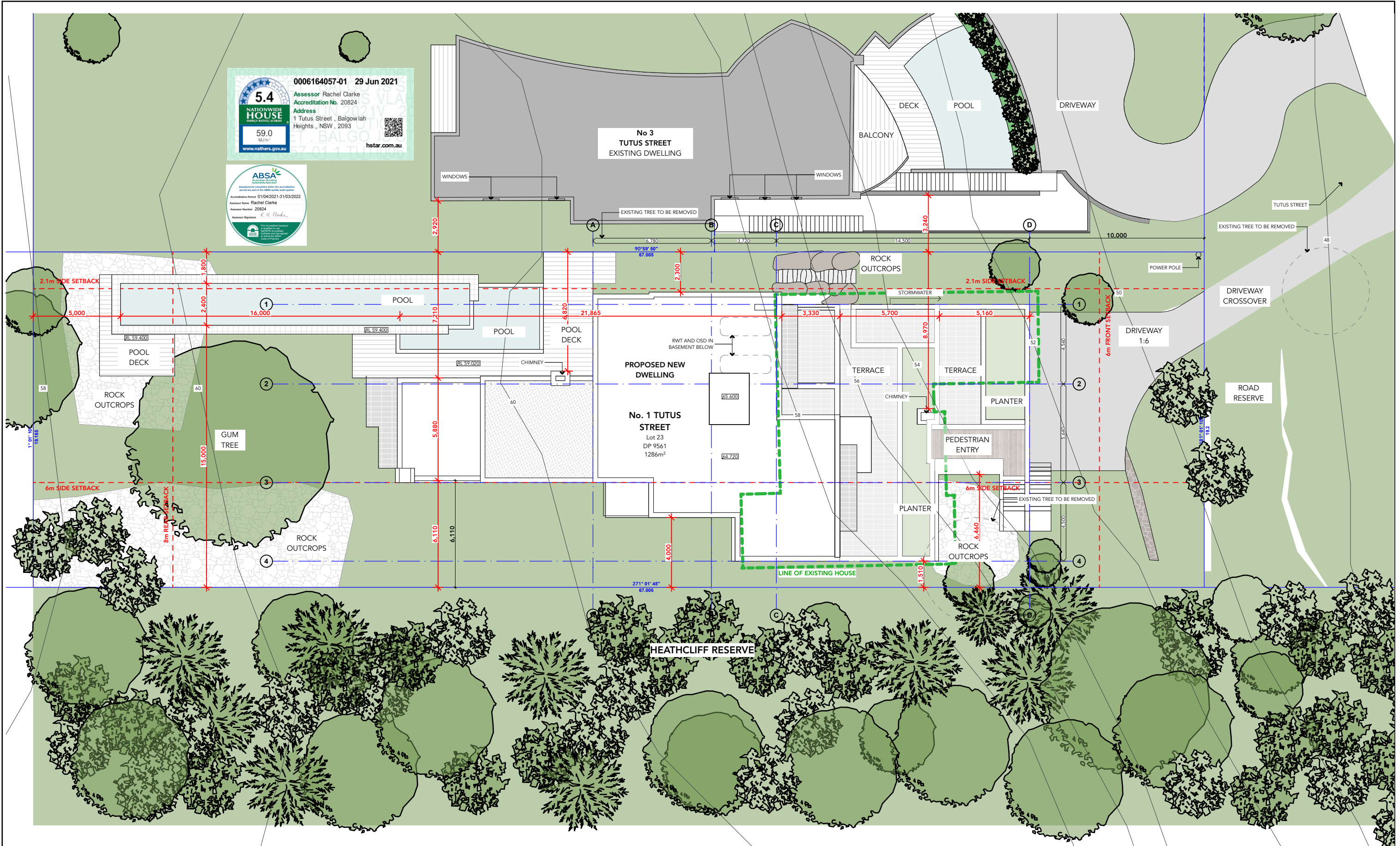
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SITE IMAGES		
SCALE AT A3	DRAWING NO.	REVISION NO.
	DA02	A



1

SITE PLAN

1:200

1:100

0 1 2 3m

1:500

0 5 10 15m

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DATE

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PROPOSED NEW DWELLING

P & A WINTER

at

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DATE ISSUED:

4/7/21

DRAWING TITLE :

SITE PLAN

SCALE AT A3

DRAWING NO.

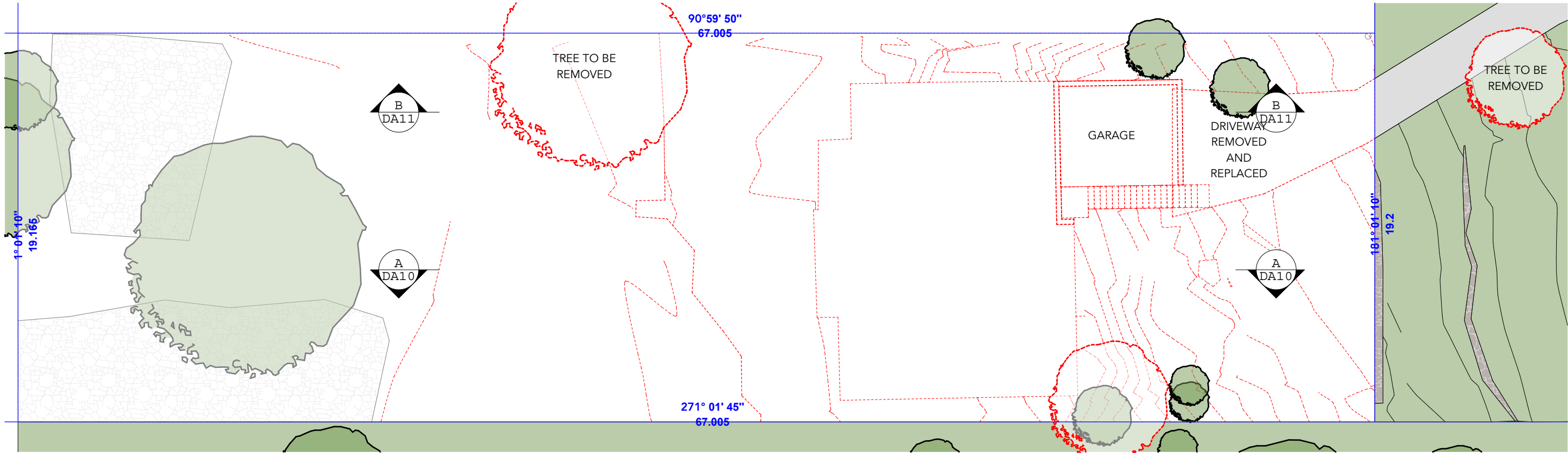
REVISION NO.

1:200

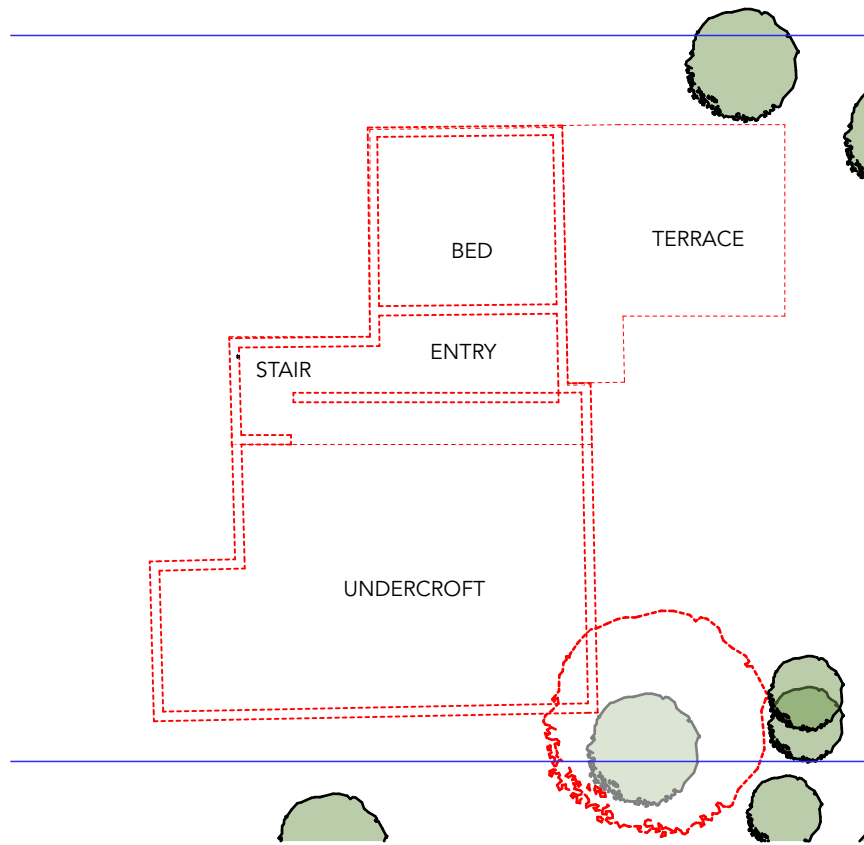
DA03

A

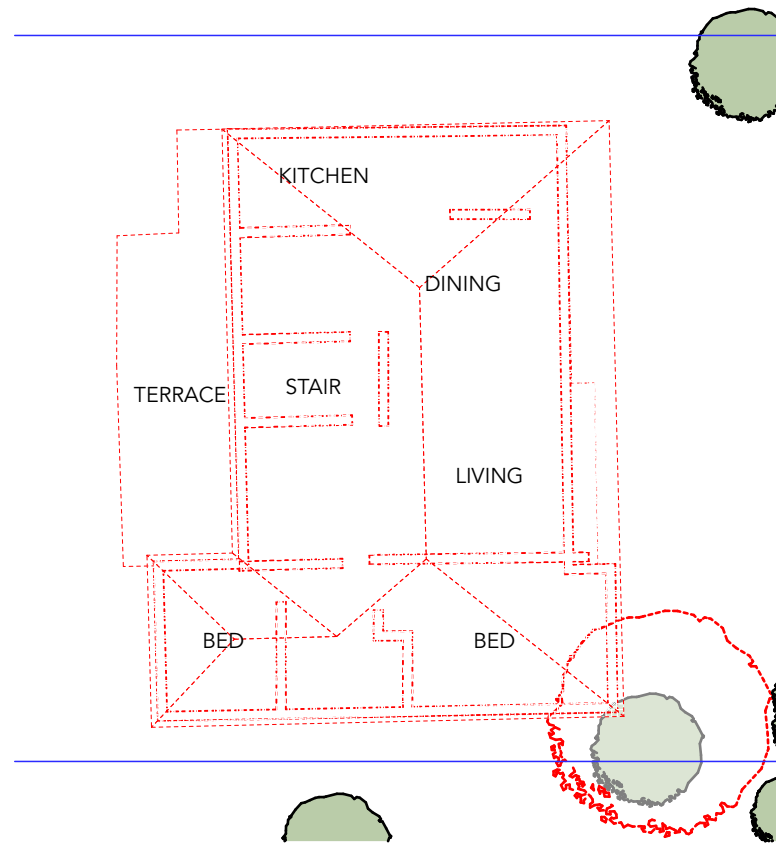
FILE: 1 Tutus Street, Balgowlah Heights.pln



1 BASEMENT FLOOR - DEMOLITION
1:200



2 GROUND - DEMOLITION
1:200

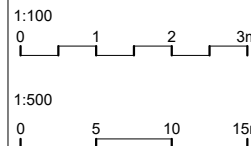


3 FIRST FLOOR - DEMOLITION
1:200

ENTIRE EXISTING
HOUSE TO BE
DEMOLISHED

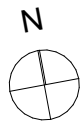
[- - -] ELEMENTS TO BE
DEMOLISHED

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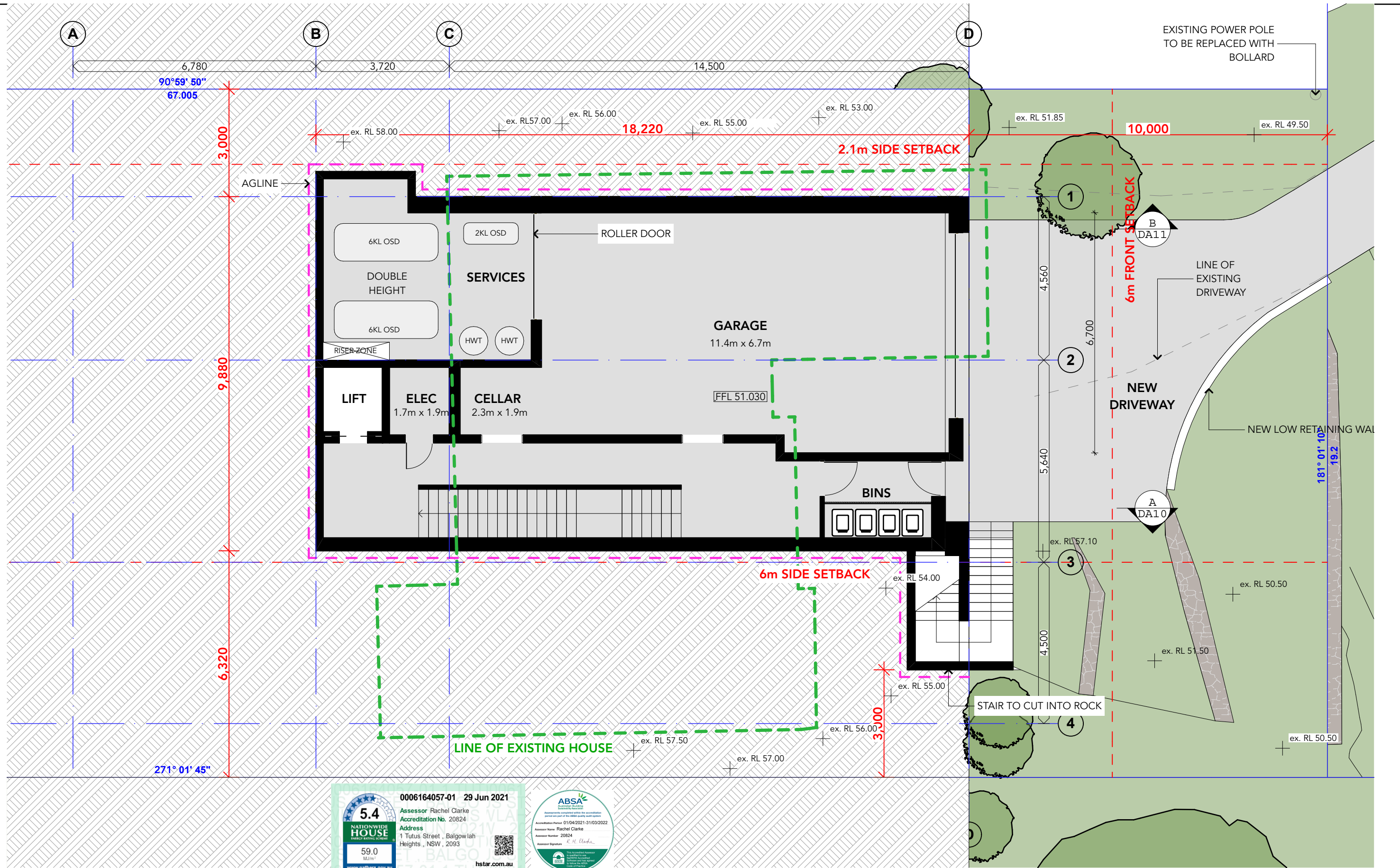


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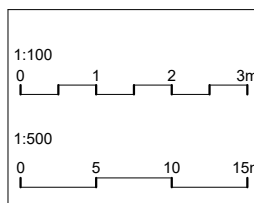
DESCRIPTION

**PROPOSED NEW
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P & A WINTER
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Heights**

DATE ISSUED:		4/7/21
DRAWING TITLE :		
DEMOLITION PLAN		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:200	DA04	A



1 BASEMENT FLOOR
1:100



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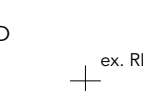
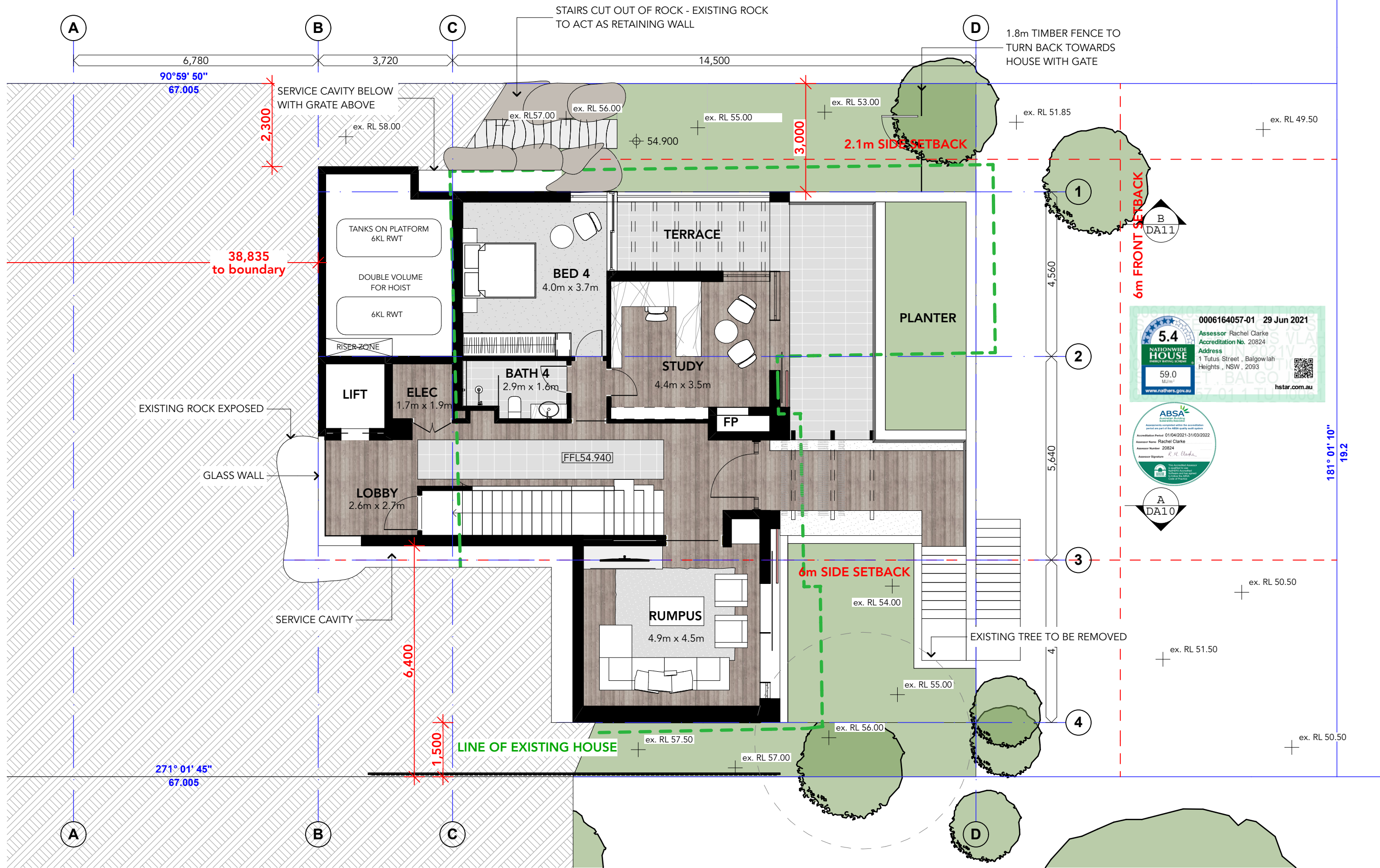
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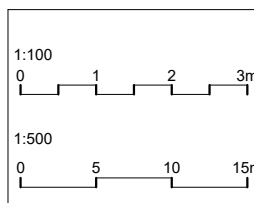
DESCRIPTION
Walls – Basement: concrete retaining, cavity + inner wall
Other External Walls: double brick cavity + render finish.
Roof and Roof Terraces – concrete slab + waterproof membrane (pebble, tile and/or timber deck finish)
Windows - Aluminium framed windows, privacy screens and shutters.

PROPOSED NEW DWELLING
P & A WINTER
at
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DATE ISSUED:		4/7/21
DRAWING TITLE :		
BASEMENT		
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1:100	DA05	A



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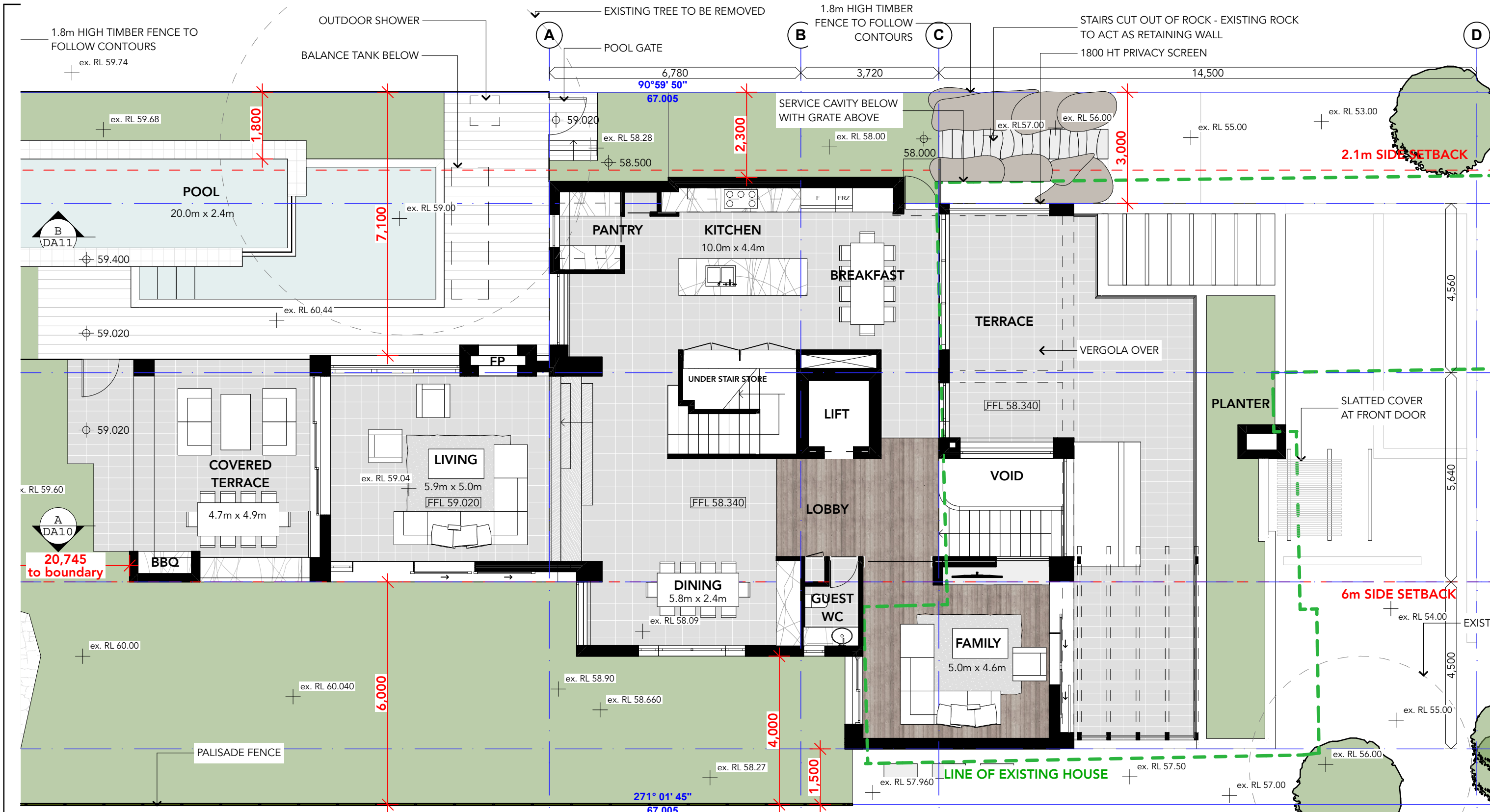
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PROPOSED NEW DWELLING
P & A WINTER
at
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DATE ISSUED:	4/7/21
DRAWING TITLE:	LOWER GROUND
SCALE AT A3:	DRAWING NO. DA06
REVISION NO.	A






1

GROUND FLOOR
1:100



0006164057-01 29 Jun 2021
Assessor Rachel Clarke
Accreditation No. 20824
Address
1 Tutus Street, Balgowlah Heights, NSW, 2093
59.0
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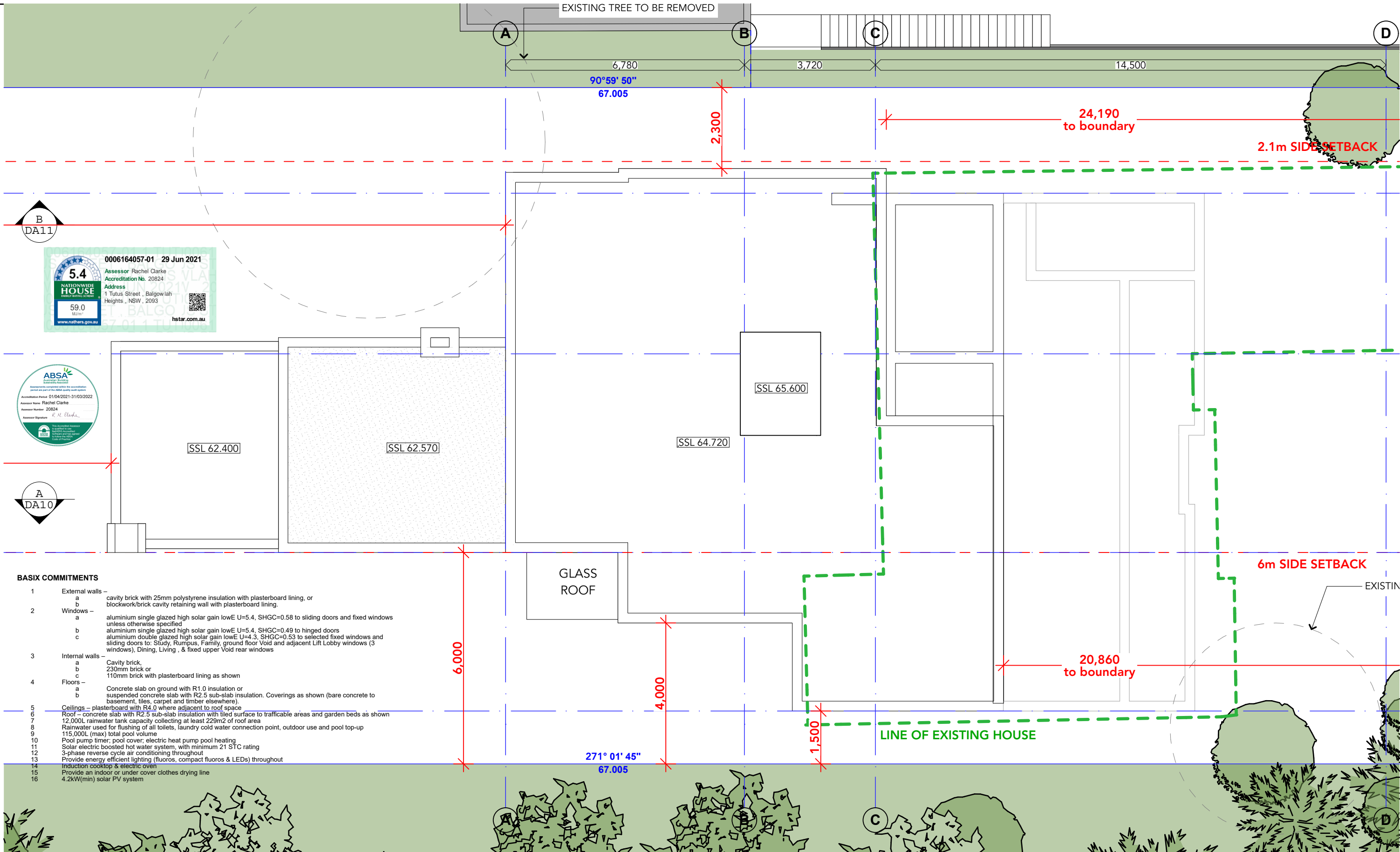


ABSA
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Rachel Clarke
Assessor Number 20824
Assessor Signature R.H. Clarke

A B C D

REV			DATE	DESCRIPTION	DESCRIPTION	PROPOSED NEW DWELLING P & A WINTER at 1 Tutus Street, Balgowlah Heights			DATE ISSUED: 4/7/21	
A			05/07/21	FOR DEVELOPMENT APPLICATION	Walls – Basement: concrete retaining, cavity + inner wall Other External Walls: double brick cavity + render finish. Roof and Roof Terraces – concrete slab + waterproof membrane (pebble, tile and/or timber deck finish) Windows - Aluminium framed windows, privacy screens and shutters.				DRAWING TITLE: GROUND FLOOR	
									SCALE AT A3: 1:100	REVISION NO. A





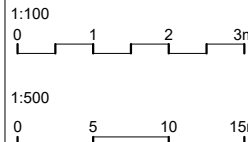
BASIX COMMITMENTS

- External walls –
 - cavity brick with 25mm polystyrene insulation with plasterboard lining, or blockwork/brick cavity retaining wall with plasterboard lining.
- Windows –
 - aluminium single glazed high solar gain lowE U=5.4, SHGC=0.58 to sliding doors and fixed windows unless otherwise specified
 - aluminium single glazed high solar gain lowE U=5.4, SHGC=0.49 to hinged doors
 - aluminium double glazed high solar gain lowE U=4.3, SHGC=0.53 to selected fixed windows and sliding doors to: Study, Rumpus, Family, ground floor Void and adjacent Lift Lobby windows (3 windows), Dining, Living, & fixed upper Void rear windows
- Internal walls –
 - Cavity brick,
 - 230mm brick or
 - 110mm brick with plasterboard lining as shown
- Floors –
 - Concrete slab on ground with R1.0 insulation or
 - suspended concrete slab with R2.5 sub-slab insulation. Coverings as shown (bare concrete to basement, tiles, carpet and timber elsewhere).
- Ceilings – plasterboard with R4.0 where adjacent to roof space
- Roof – concrete slab with R2.5 sub-slab insulation with tiled surface to trafficable areas and garden beds as shown
- 12,000L rainwater tank capacity collecting at least 229m² of roof area
- Rainwater used for flushing of all toilets, laundry cold water connection point, outdoor use and pool top-up
- 115,000L (max) total pool volume
- Pool pump timer; pool cover; electric heat pump pool heating
- Solar electric boosted hot water system, with minimum 21 STC rating
- 3-phase reverse cycle air conditioning throughout
- Provide energy efficient lighting (fluoros, compact fluoros & LEDs) throughout
- Induction cooktop & electric oven
- Provide an indoor or under cover clothes drying line
- 4.2kW(min) solar PV system

1

ROOF LEVEL

1:100



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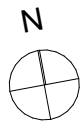
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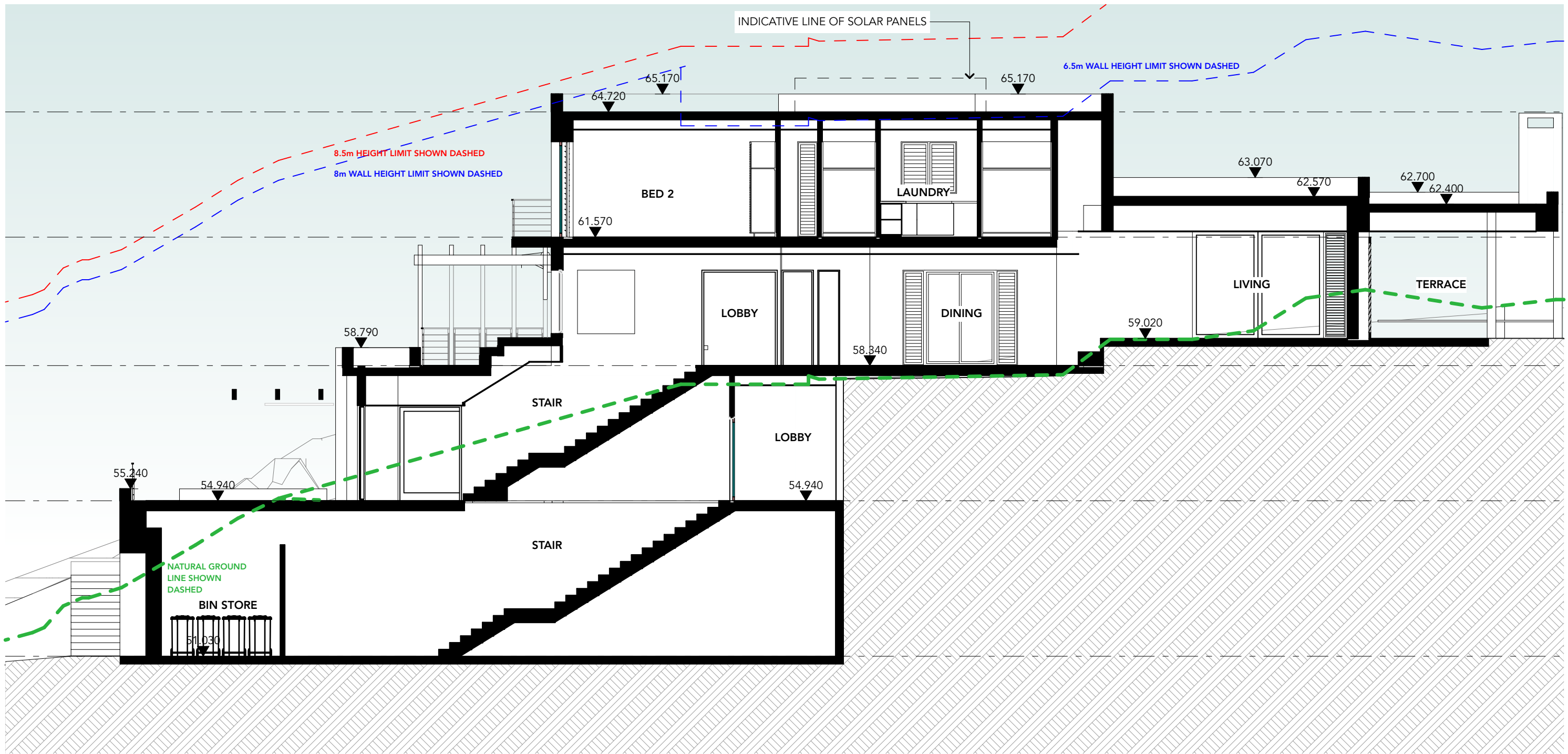
PROPOSED NEW DWELLING

P & A WINTER

at

1 Tutus Street, Balgowlah Heights

DATE ISSUED:		4/7/21
DRAWING TITLE :		
ROOF PLAN		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA09	A



1

SECTION A
1:100

5.4

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

59.0

MJ/m²

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0006164057-01 29 Jun 2021

Assessor Rachel Clarke
Accreditation No. 20824
Address
1 Tutus Street, Balgowlah
Heights, NSW, 2093

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ABSA

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

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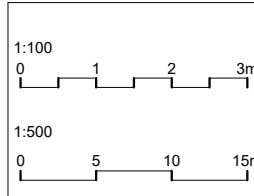
DATE ISSUED: 4/7/21

DRAWING TITLE: SECTION A

SCALE AT A3: 1:100

DRAWING NO. DA10

REVISION NO. A



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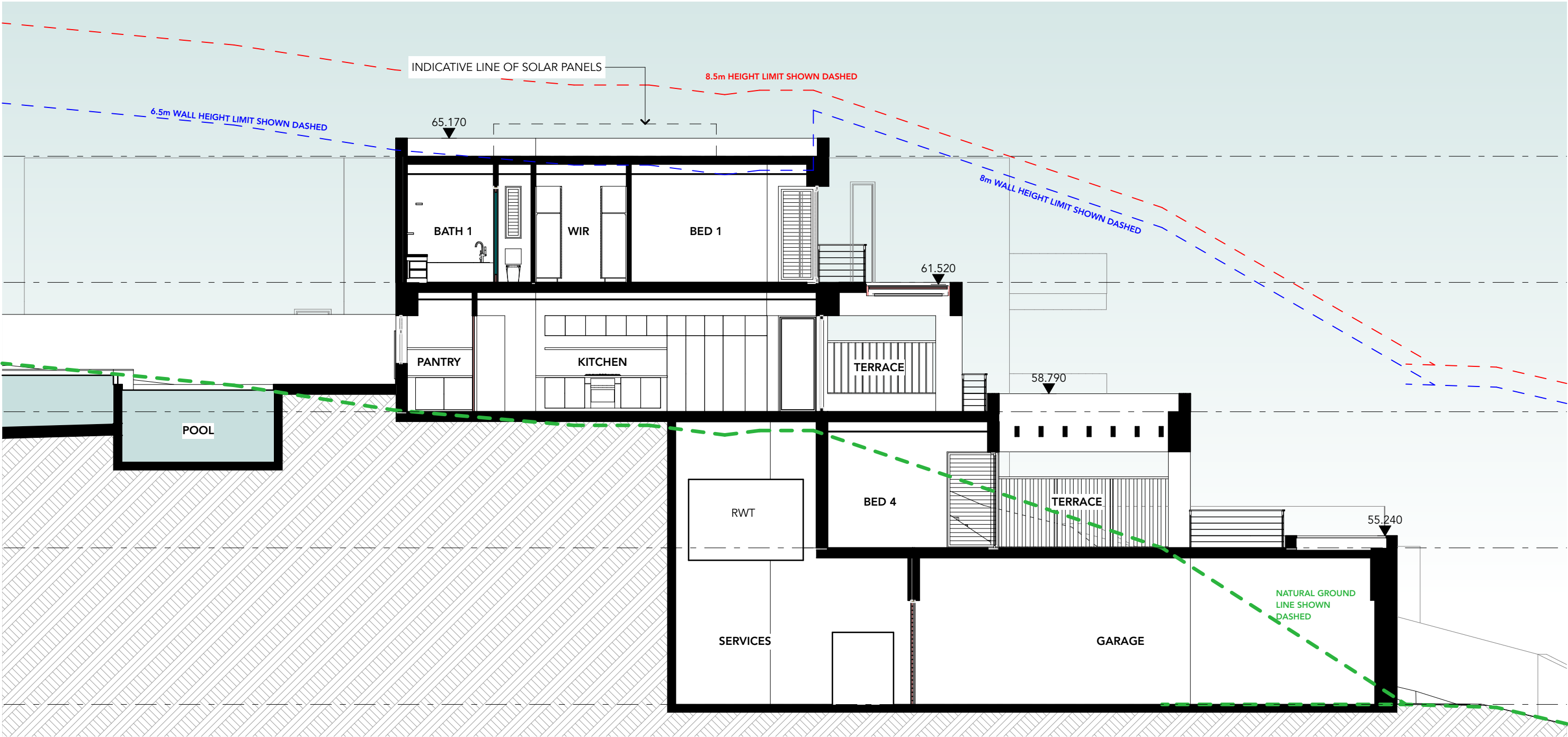
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N

REV	DATE	DESCRIPTION
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PROPOSED NEW
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P & A WINTER
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1 B
1:100

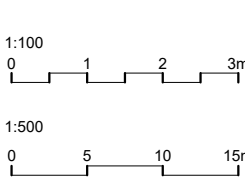
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5.4
NATIONWIDE
HOUSE
ENERGY RATING
59.0
MJ/m²
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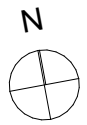


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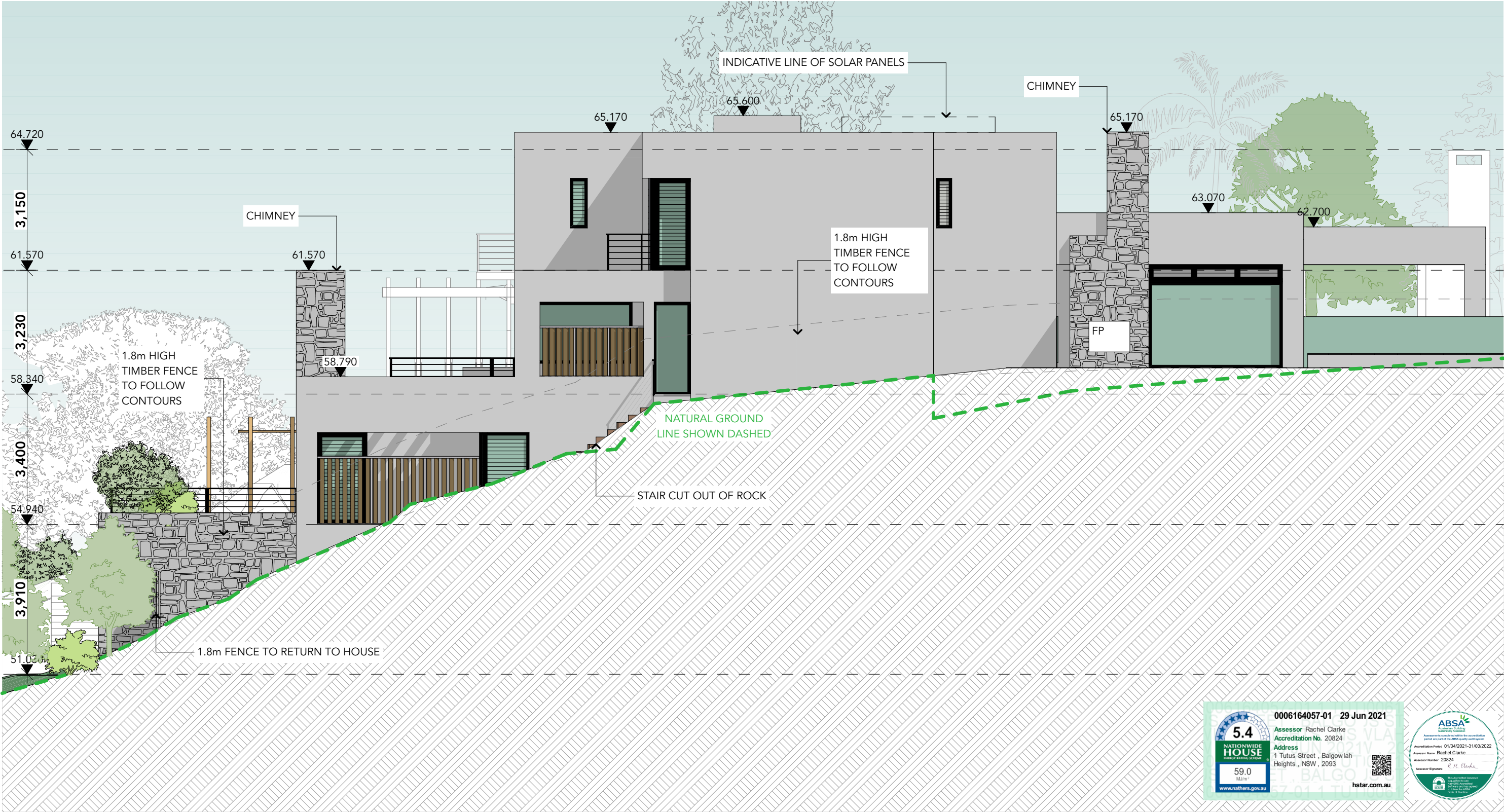


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DATE ISSUED:		4/7/21
DRAWING TITLE :		
SECTION B		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA11	A



5.4

NATIONWIDE HOUSE

ENERGY RATING SCHEME

59.0

Miles

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Assessor Number 20824

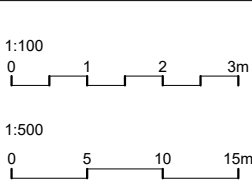
Assessor Signature R. H. Clarke

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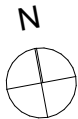
1 NORTH ELEVATION
1:100

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DATE ISSUED:		4/7/21
DRAWING TITLE :		
NORTH ELEVATION		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA12	A



1

SOUTH ELEVATION
1:100

5.4

NATIONWIDE HOUSE

59.0

M²

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ABSA

Assessment Period 01/04/2021-31/03/2022

Assessor Name Rachel Clarke

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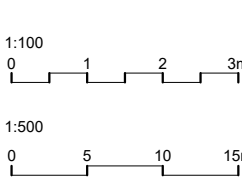
Assessor Signature

<div>1:100</div> <div><div>0</div><div>1</div><div>2</div><div>3m</div></div>		<div>The Architect is not responsible for any discrepancies occurring on site. All discrepancies are to be reported to the Architect prior to commencement of any construction or shop drawings. This drawing is not to be scaled for dimensioning purposes, use figured dimensions only only. When in doubt ask. Reproduction of the whole or part of this document constitutes as infringement of copyright without the prior written consent of achilles apostolellis architect.</div> <div><div>achilles apostolellis architecture</div><div>abn 70 239 952 590ARB No.6434</div><div>17/37 Milson Road, Cremorne Point, NSW 2090</div><div>Mobile: 0406671227</div><div>Email: architects@smartchat.net.au</div><div>www.achillesapostolellisarchitect.com.au</div></div> <div><div>N</div><div><div></div><div></div></div></div>	<div>REVDATEDESCRIPTION</div> <div>A05/07/21FOR DEVELOPMENT APPLICATION</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>		<div>DESCRIPTION</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>		<div>PROPOSED NEW DWELLING</div> <div>P & A WINTER</div> <div>at</div> <div>1 Tutus Street, Balgowlah Heights</div>			<div>DATE ISSUED:4/7/21</div> <div>DRAWING TITLE :SOUTH ELEVATION</div> <div>SCALE AT A3:1:100DRAWING NO:DA13REVISION NO.A</div>	
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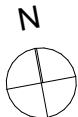
1 EAST ELEVATION
1:100

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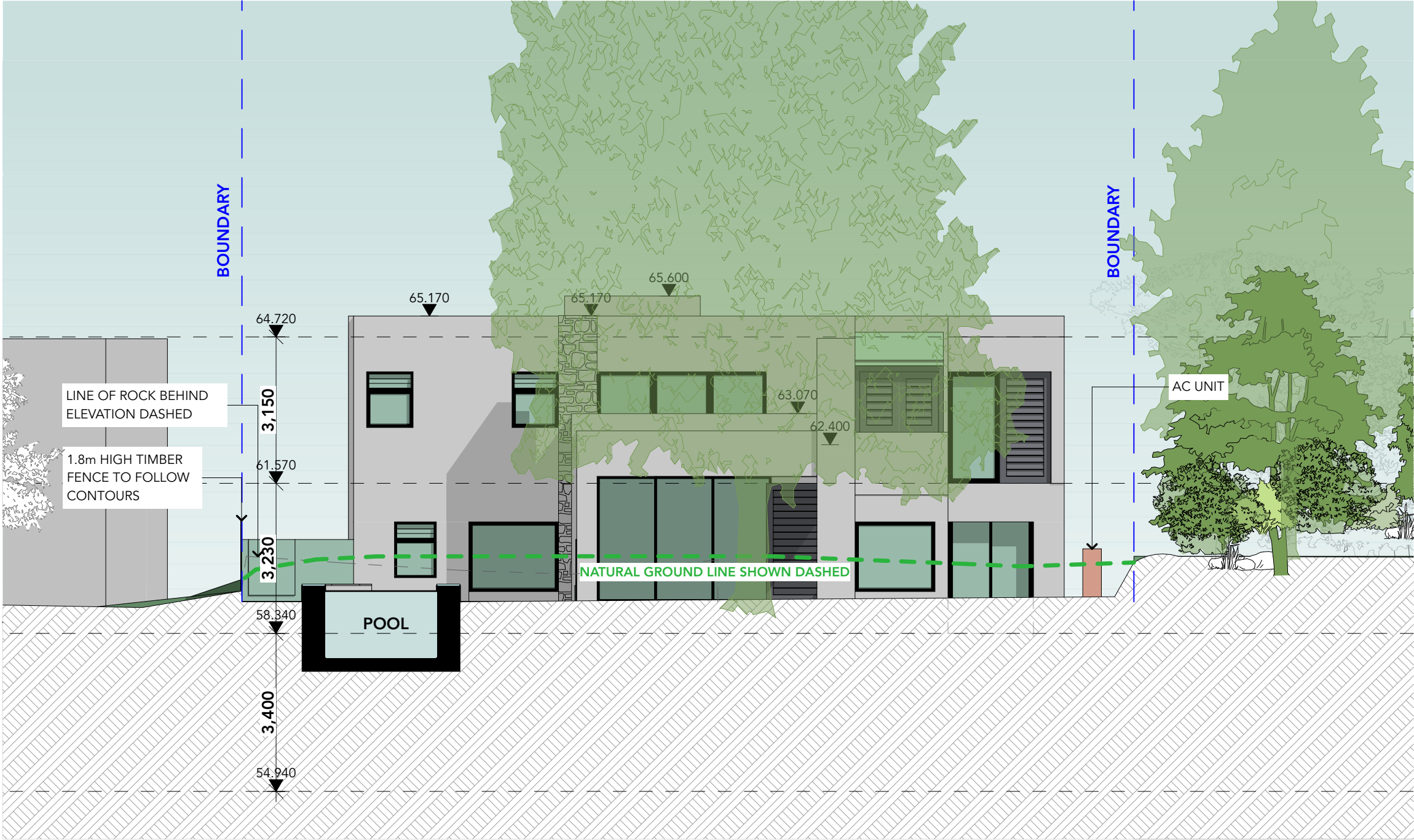
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A	05/07/21	FOR DEVELOPMENT APPLICATION	

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DATE ISSUED:		4/7/21
DRAWING TITLE :		
EAST ELEVATION		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA14	A

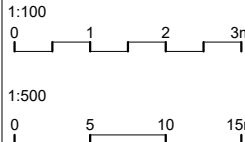


1

WEST ELEVATION
1:100

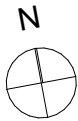


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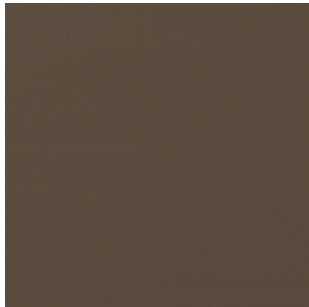


REV	DATE	DESCRIPTION
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DESCRIPTION

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DATE ISSUED:		4/7/21
DRAWING TITLE :		
WEST ELEVATION		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA15	A



1. RENDER AND PAINT -
PORTERS 'MOTHER EARTH'
OR SIMILAR



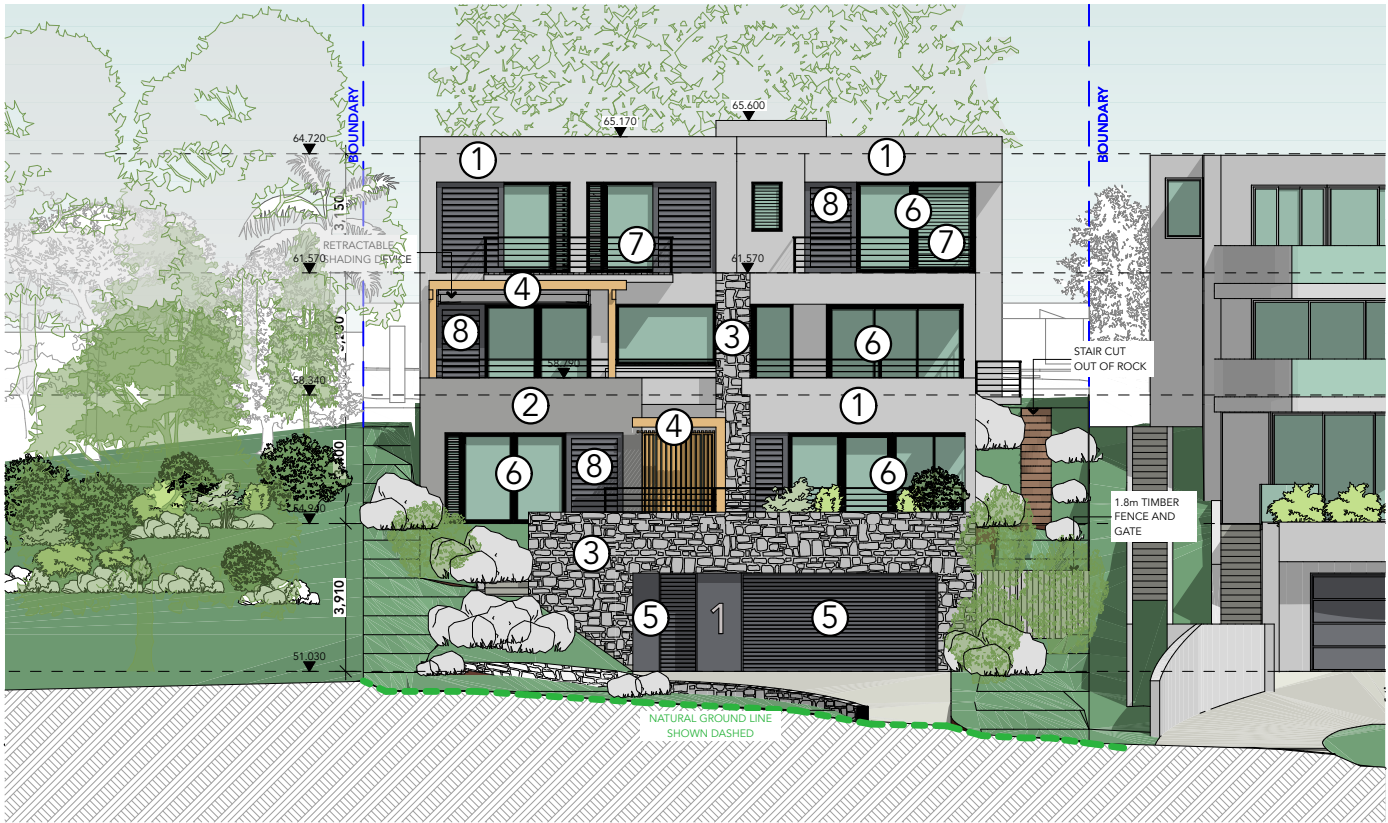
2. AGED METAL FINISH



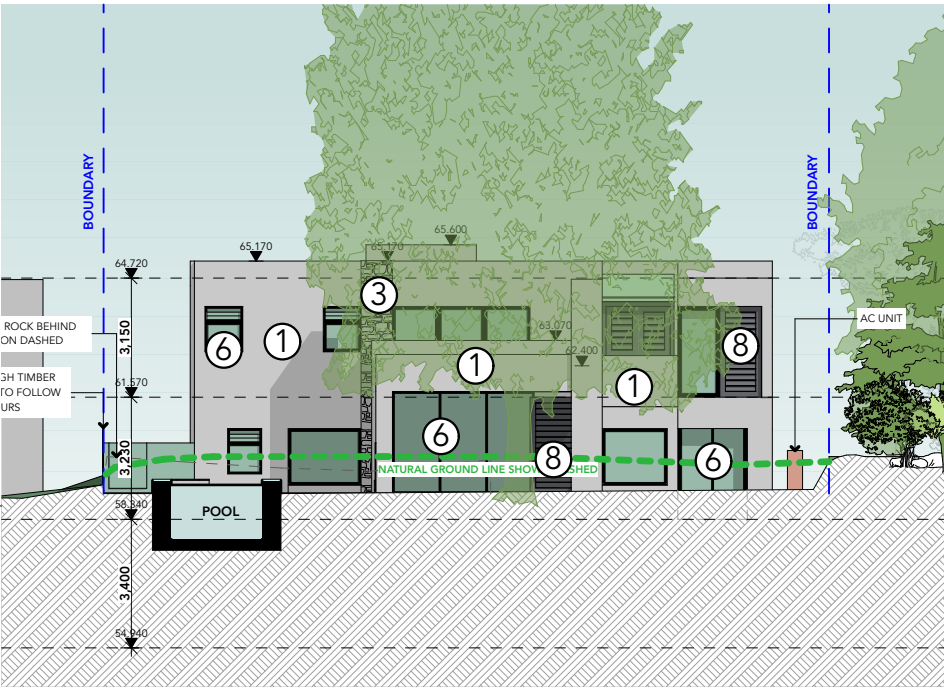
3. STONE CLADDING



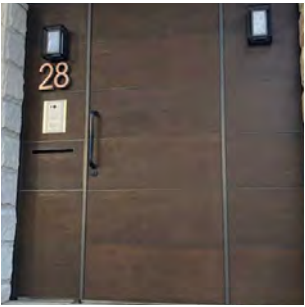
4. TIMBER PERGOLA



1 EAST ELEVATION
1:200



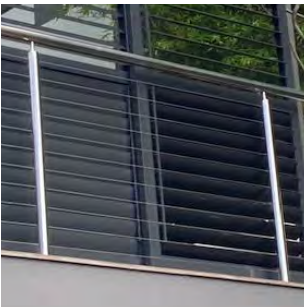
2 WEST ELEVATION
1:200



5. AGED METAL FINISH



6. ALUMINIUM FRAMED
GLAZING

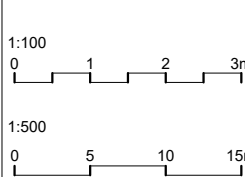


7. HORIZONTAL CABLE
BALUSTRADE



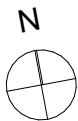
8. ALUMINIUM SLIDING
SHUTTER

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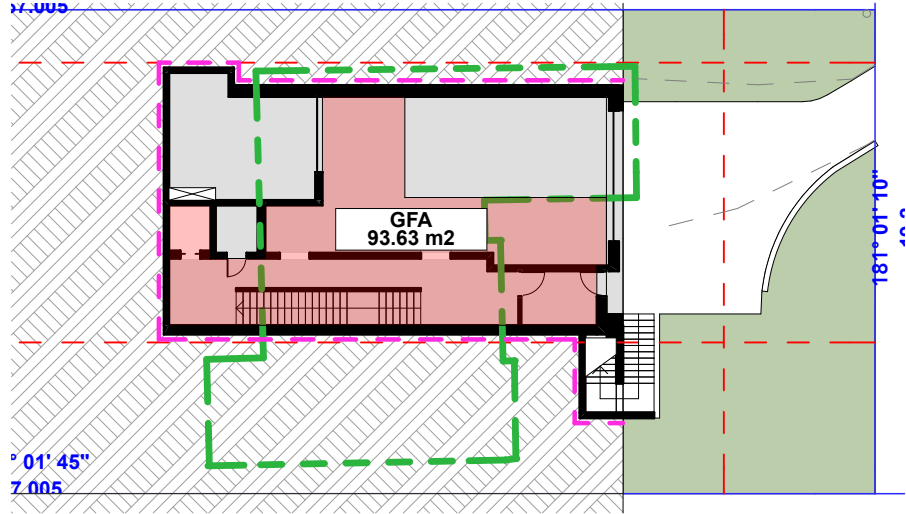


REV	DATE	DESCRIPTION
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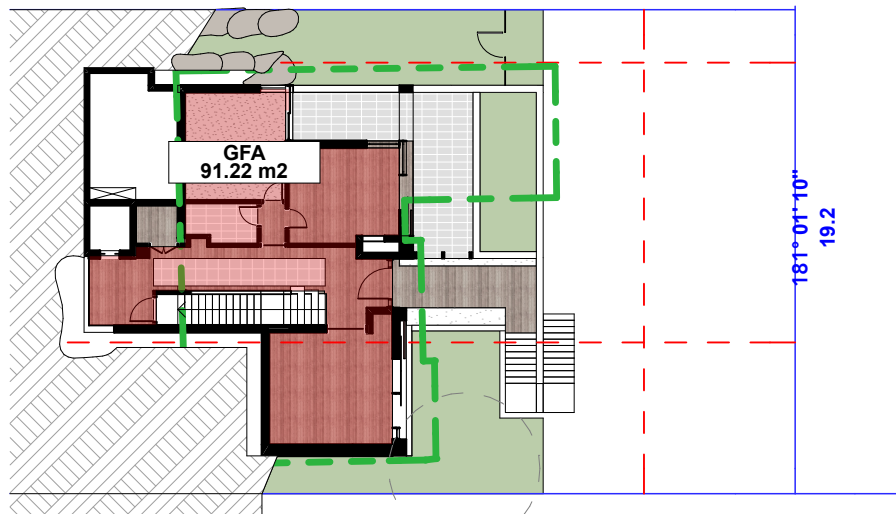
DESCRIPTION

**PROPOSED NEW
DWELLING
P & A WINTER**
at
**1 Tutus Street, Balgowlah
Heights**

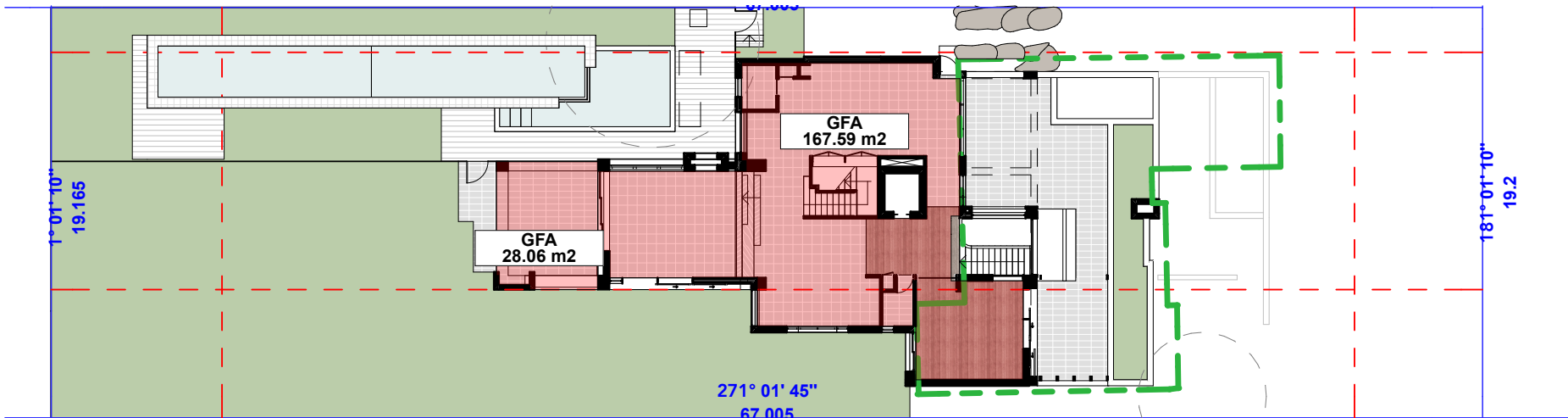
DATE ISSUED:		4/7/21
DRAWING TITLE :		
EAST & WEST ELEVATION FINISHES		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:200	DA16	A



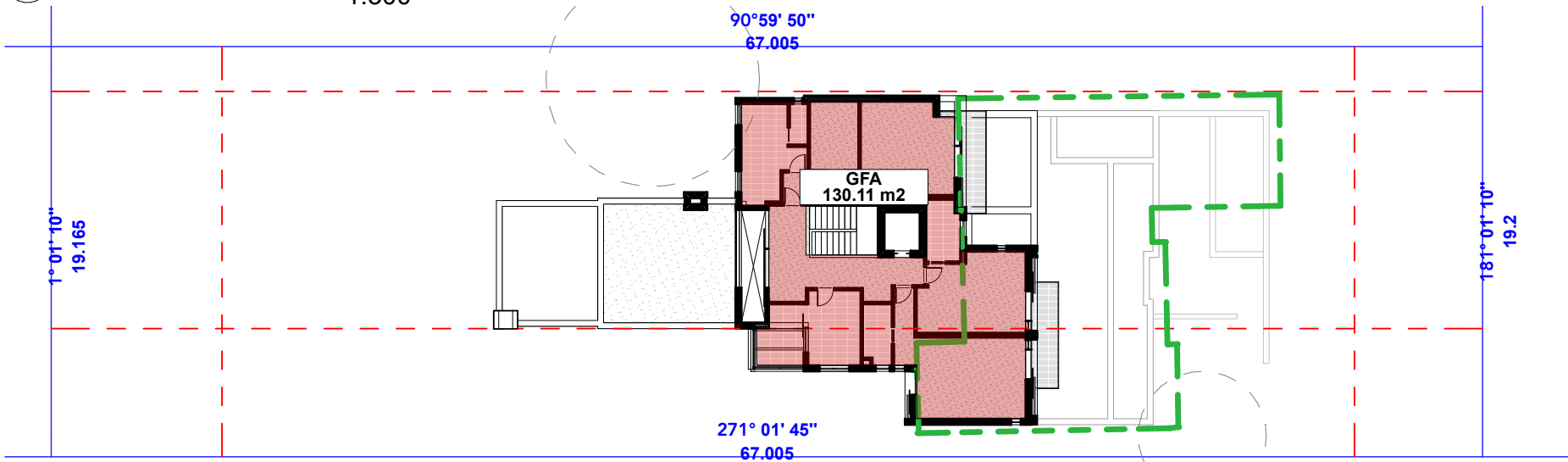
1 BASEMENT FLOOR
1:300



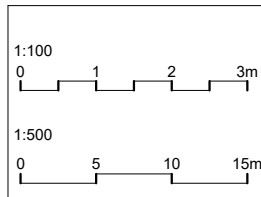
2 LOWER GROUND
1:300



3 GROUND FLOOR
1:300

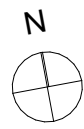


4 FIRST FLOOR
1:300



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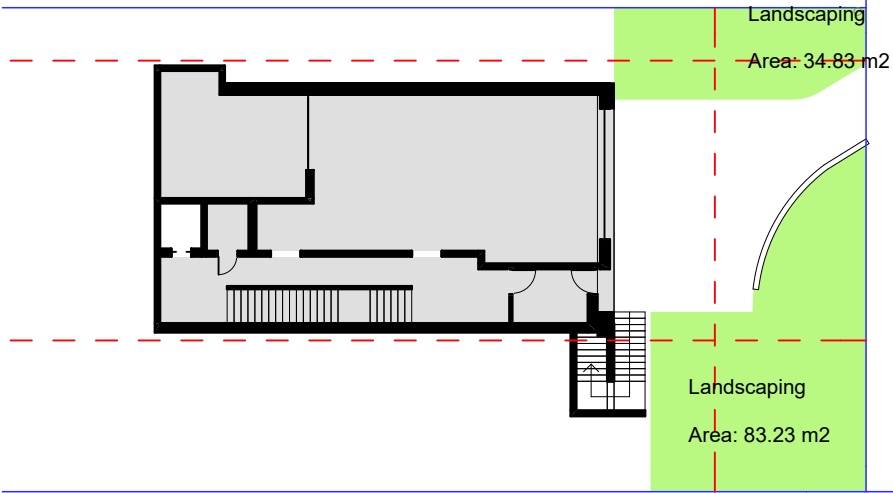
DESCRIPTION

GROSS FLOOR AREA (GFA)	
BASEMENT FLOOR	93.63
LOWER GROUND	91.22
GROUND FLOOR	195.65
FIRST FLOOR	130.11
510.61 m²	

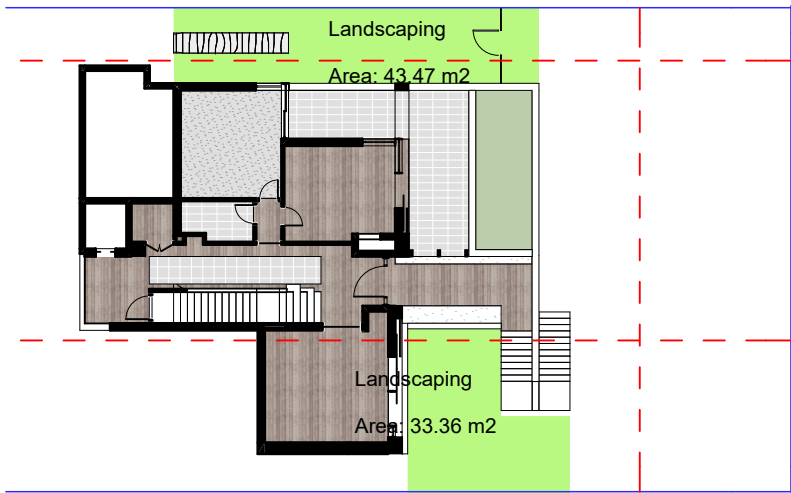
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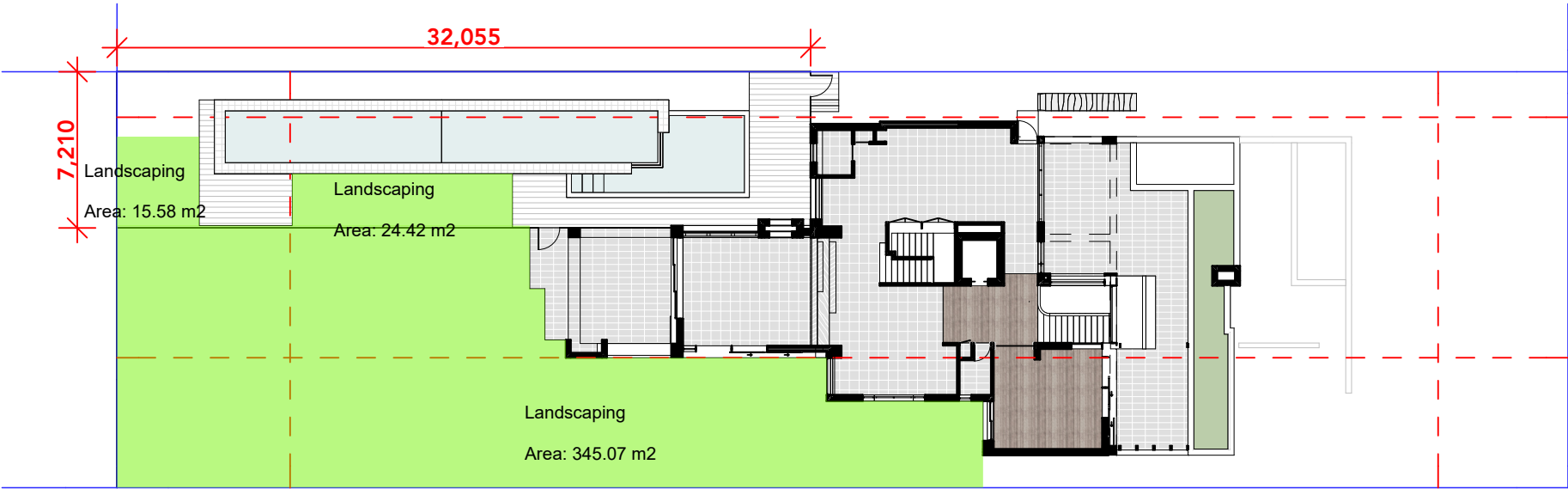
DATE ISSUED:		4/7/21
DRAWING TITLE :		
GFA		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:300	DA17	A



1 BASEMENT FLOOR
1:300



2 LOWER GROUND
1:300



3 GROUND FLOOR
1:300

LANDSCAPING

	Area	Area as % of Site
Landscaping	579.96	45%

POOL ENCLOSURE AREA: 230m2

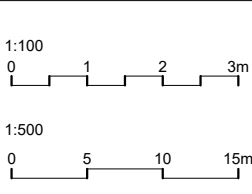
SITE AREA: 1286m²

CONTROL: LANDSCAPING TO BE 40% OF SITE

CONTROL: POOL ENCLOSURE AREA TO BE 30% OF OPEN SPACE (771.6m2)

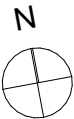
ALLOWABLE AREA = 231.48m2

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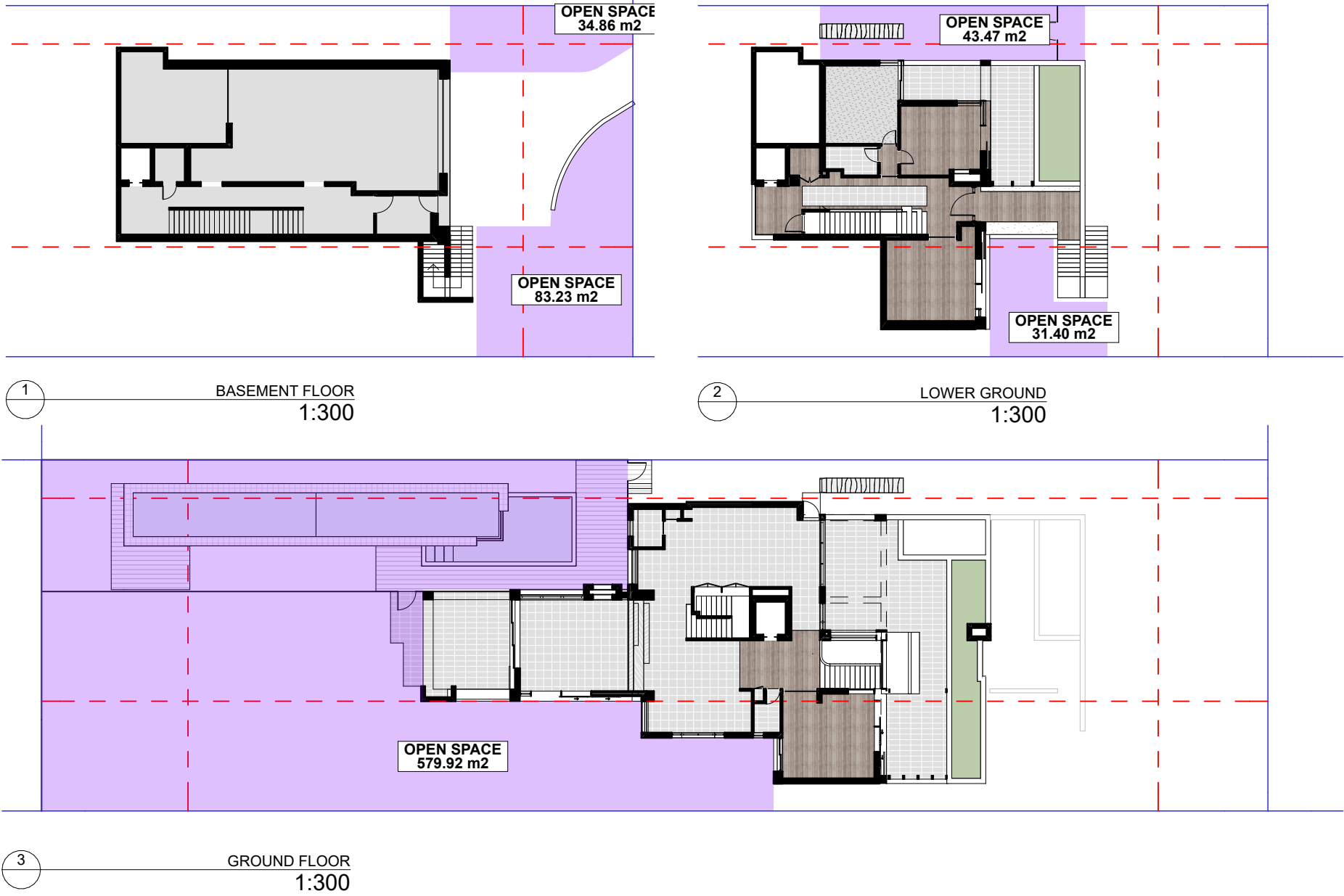


REV	DATE	DESCRIPTION
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DESCRIPTION

PROPOSED NEW DWELLING
P & A WINTER
at
1 Tutus Street, Balgowlah Heights

DATE ISSUED:		4/7/21
DRAWING TITLE :		
LANDSCAPE		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:300	DA18	A



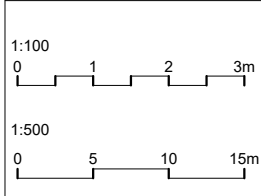
Open Space Schedule

	Area	Area as % of Site
OPEN SPACE	772.88	60.1%

SITE AREA: 1286m²

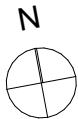
CONTROL: OPEN SPACE TO BE 60% OF SITE

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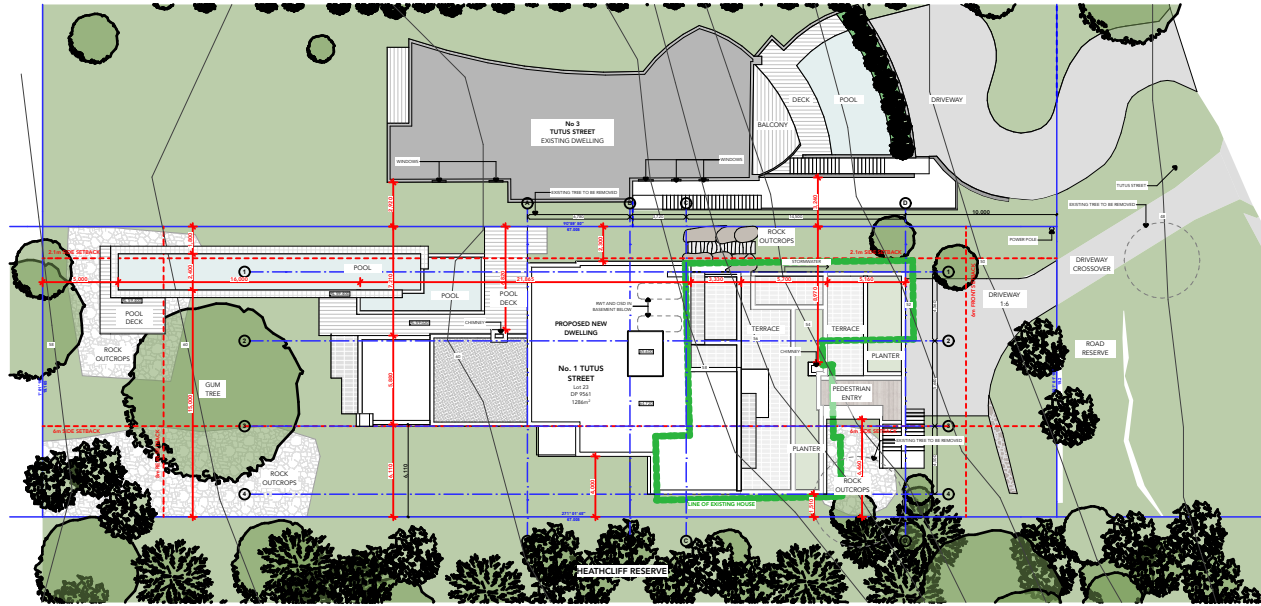
PROPOSED NEW DWELLING
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DATE ISSUED:		4/7/21
DRAWING TITLE :		
OPEN SPACE		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:300	DA19	A

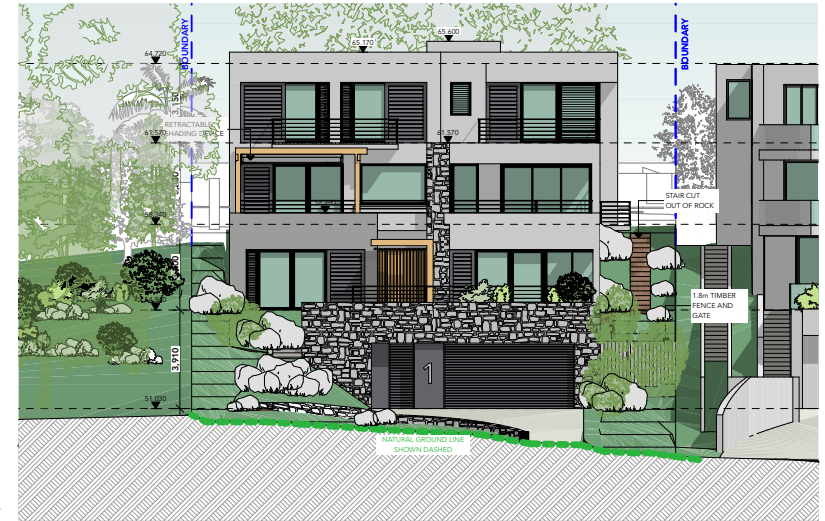


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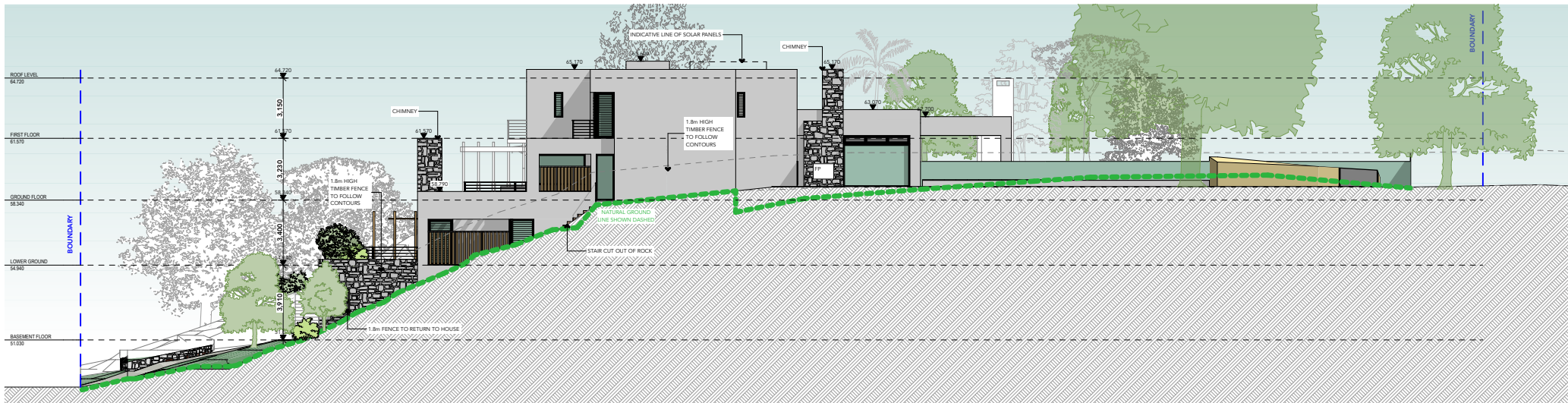
<div>1:100</div> <div></div> <div>1:500</div> <div></div>		<p>The Architect is not responsible for any discrepancies occurring on site. All discrepancies are to be reported to the Architect prior to commencement of any construction or shop drawings. This drawing is not to be scaled for dimensioning purposes, use figured dimensions only only. When in doubt ask. Reproduction of the whole or part of this document constitutes as infringement of copyright without the prior written consent of achilles apostolellis architect.</p> <p>achilles apostolellis architecture abn 70 239 952 590 ARB No.6434 17/37 Milson Road, Cremorne Point, NSW 2090 Mobile: 0406671227 Email: architects@smartchat.net.au www.achillesapostolellisarchitect.com.au</p> <div>N</div> <div></div>		<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>A</td><td>05/07/21</td><td>FOR DEVELOPMENT APPLICATION</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV	DATE	DESCRIPTION	A	05/07/21	FOR DEVELOPMENT APPLICATION													<table><tr><th colspan="2">DESCRIPTION</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	DESCRIPTION												<div>PROPOSED NEW DWELLING</div> <div>P & A WINTER</div> <div>at</div> <div>1 Tutus Street, Balgowlah Heights</div>		DATE ISSUED: 4/7/21	
REV	DATE	DESCRIPTION																																					
A	05/07/21	FOR DEVELOPMENT APPLICATION																																					
DESCRIPTION																																							
						DRAWING TITLE : SHADOW DIAGRAMS																																	
						SCALE AT A3 1:500	DRAWING NO. DA20	REVISION NO. A																															



SITE PLAN
1:500

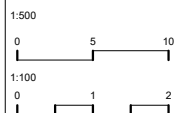


EAST ELEVATION
1:300



NORTH ELEVATION
1:300

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REV	DATE	DESCRIPTION
P1	18/05/21	FOR CONSULTANT ISSUE

BASIX (ALL OTHER BASIX COMMITMENTS AS PER BASIX CERTIFICATE)

WATER REQUIREMENTS:

- The applicant must install a solar (electric boosted) hot water system.
- The applicant must install a rainwater tank of at least 10000L.
- The swimming pool must not have a volume greater than 960L.
- The applicant must install showerheads with a minimum rating of 3 stars (>7.5 but <=9L/min).
- The applicant must install a toilet flushing system with a minimum rating of 4 stars.
- The applicant must install taps in the kitchen and basin taps with a minimum rating of 4 stars.

CONSTRUCTION REQUIREMENTS:

- All floors to be concrete slab on ground or suspended floor.
 - The applicant must install a PV system of 4.4 peak kilowatts of electricity.
- GLAZING REQUIREMENTS**
- All windows as per BASIX certificate
 - Must install a window or skylight to kitchen and in bathrooms.

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DRAWING TITLE :		
NOTIFICATION PLAN		
SCALE	AT A3	DRAWING NO.
1:500, 1:300	DA21	REVISION NO.
		A