

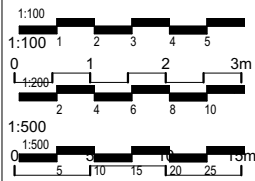
New Single Dwelling

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	B
DA04	DEMOLITION PLAN	1:200	A
DA05	BASEMENT	1:100	B
DA06	LOWER GROUND	1:100	B
DA07	GROUND FLOOR	1:100	B
DA08	FIRST FLOOR	1:100	B
DA09	ROOF PLAN	1:100	A
DA10	SECTION A	1:100	B
DA11	SECTION B	1:100	B
DA12	NORTH ELEVATION	1:100	B
DA13	SOUTH ELEVATION	1:100	B
DA14	EAST ELEVATION	1:100	A
DA15	WEST ELEVATION	1:100	B
DA16	EAST & WEST ELEVATION FINISHES	1:200	A
DA17	GFA	1:300	A
DA18	LANDSCAPE	1:300	A
DA19	OPEN SPACE	1:300	A
DA20	SHADOW DIAGRAMS	1:500	A
DA21	NOTIFICATION PLAN	1:500, 1...	B
DA22	SHADOW DIAGRAMS EXISTING	1:500	A
DA23	SHADOW DIAGRAMS PROPOSED	1:500	A
DA24	8.5m HEIGHT PLANE		A
DA25	8m HEIGHT PLANE		A

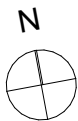
DEVELOPMENT
APPLICATION

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY




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.

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

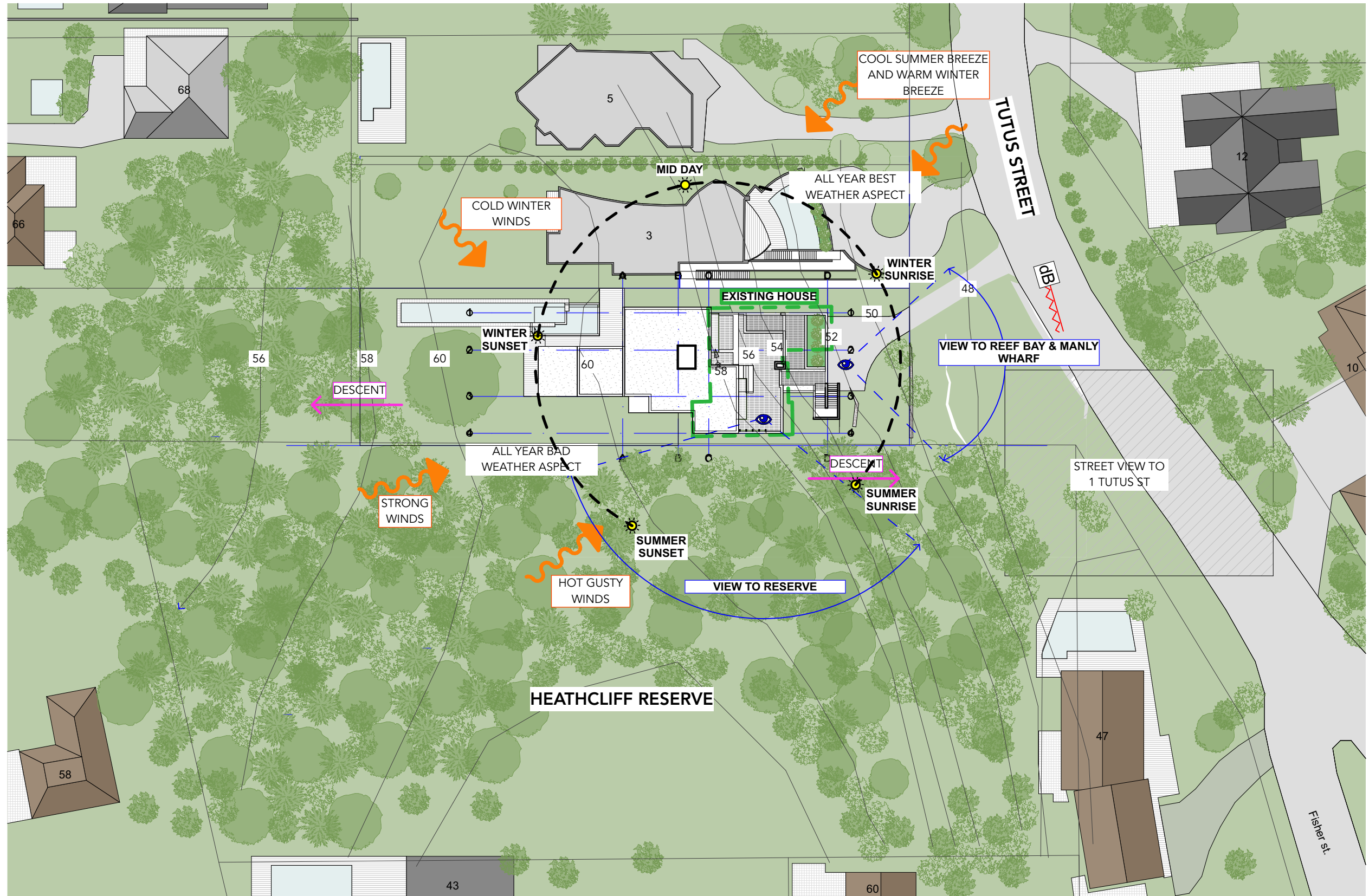


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
 REVISIONS SHOWN IN RED CLOUDED BOX

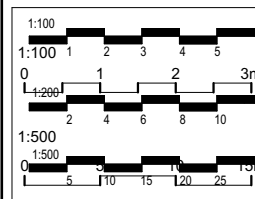
PROPOSED NEW DWELLING
P & A WINTER
at
1 Tutus Street, Balgowlah Heights

DATE ISSUED: 17/9/21		
DRAWING TITLE : COVERPAGE		
SCALE AT A3	DRAWING NO.	REVISION NO.
		A



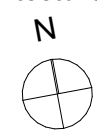
1 SITE ANALYSIS PLAN
1:500

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY



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.

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



REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
SITE ANALYSIS PLAN		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:500	DA01	A



1 VIEW FROM TUTUS STREET

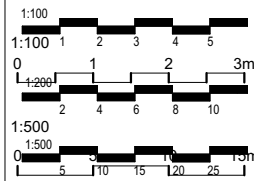


2 ROCKY REAR GARDEN



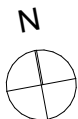
3 VIEW TOWARDS EAST

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY




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.

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

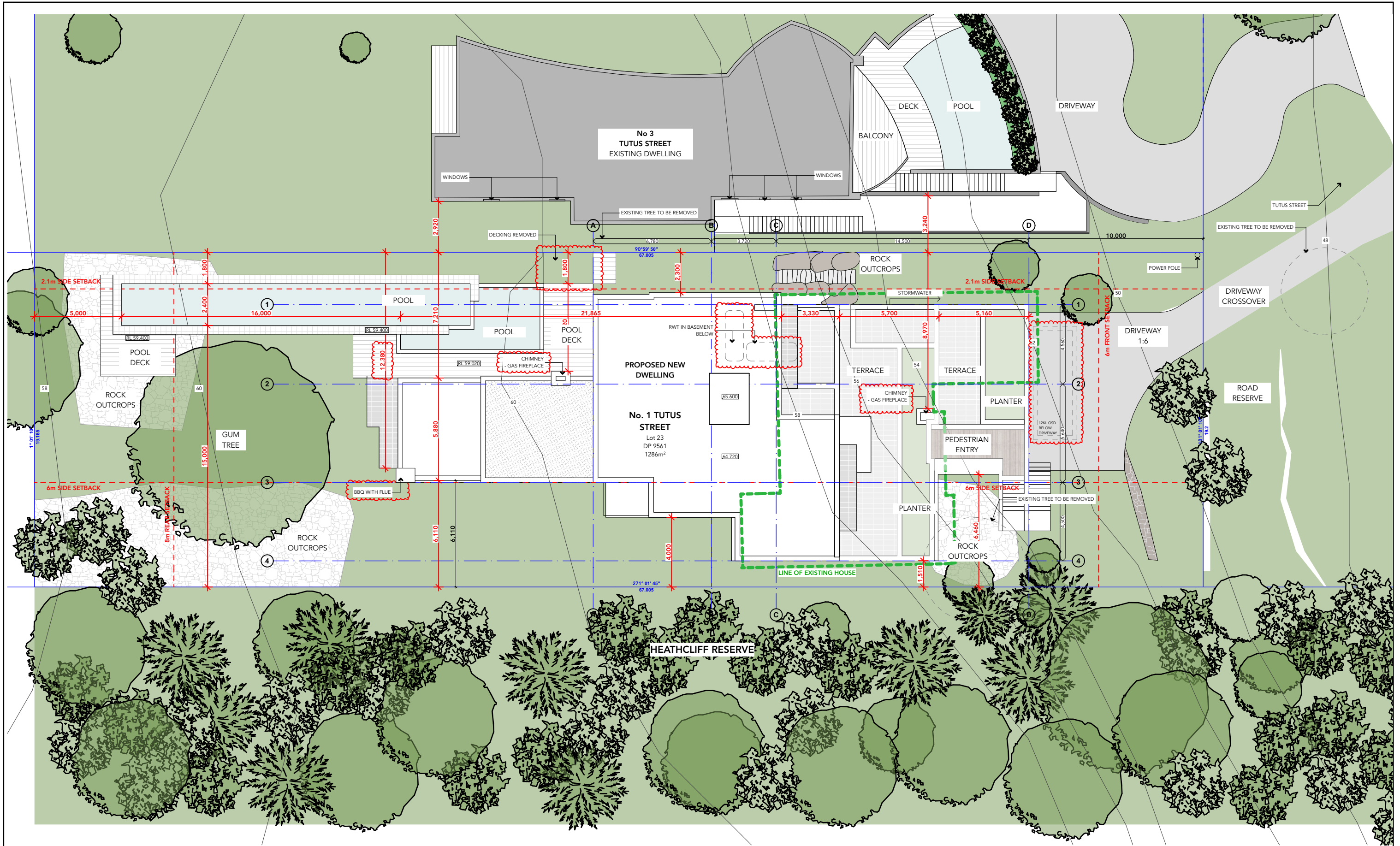


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
 REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
SITE IMAGES		
SCALE AT A3	DRAWING NO.	REVISION NO.
	DA02	A



1

SITE PLAN
1:200

1:100
0 1 2 3 4 5
1:200
0 1 2 3 4 5
1:500
0 5 10 15 20 25

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.

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

N

REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION

REVISIONS SHOWN IN RED CLOUDED BOX

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

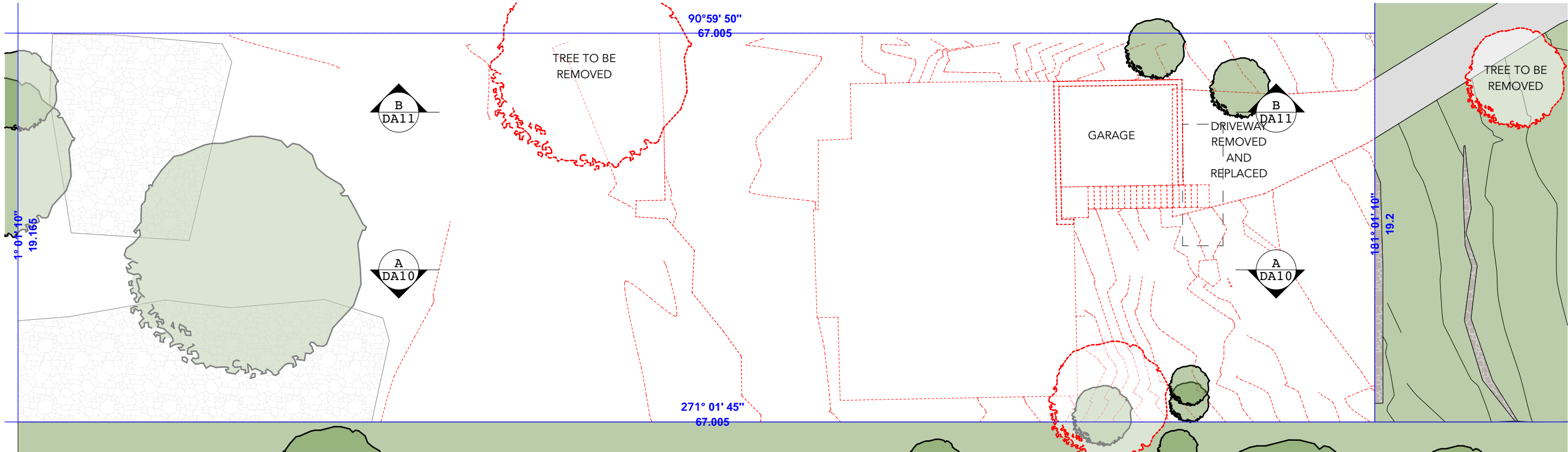
DATE ISSUED: 17/9/21

DRAWING TITLE: SITE PLAN

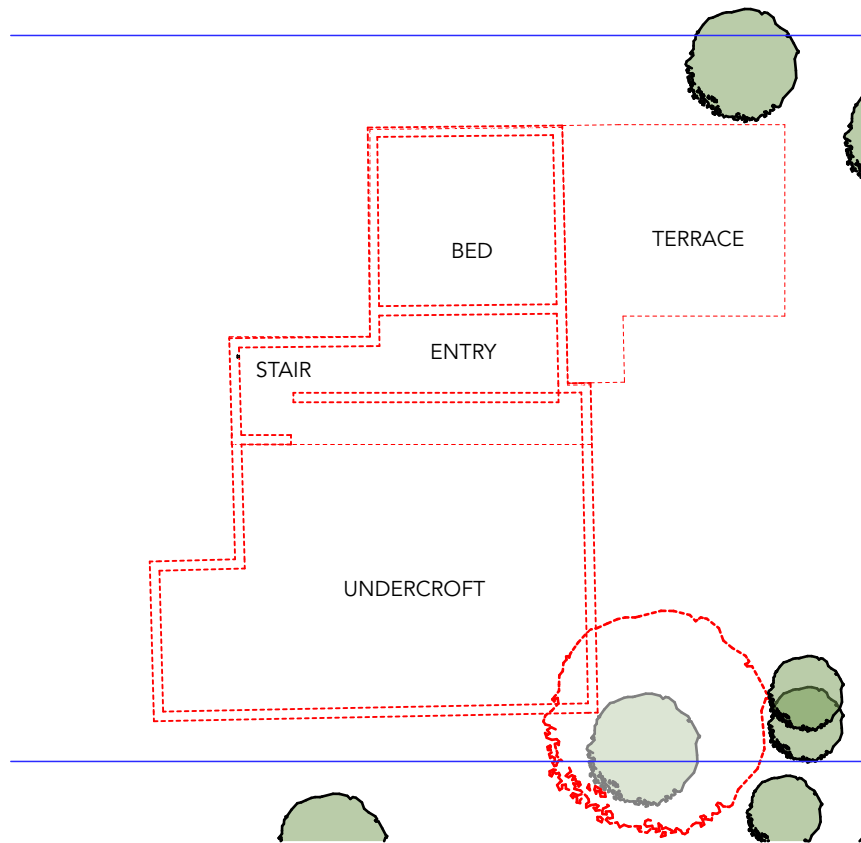
SCALE AT A3: 1:200

DRAWING NO. DA03

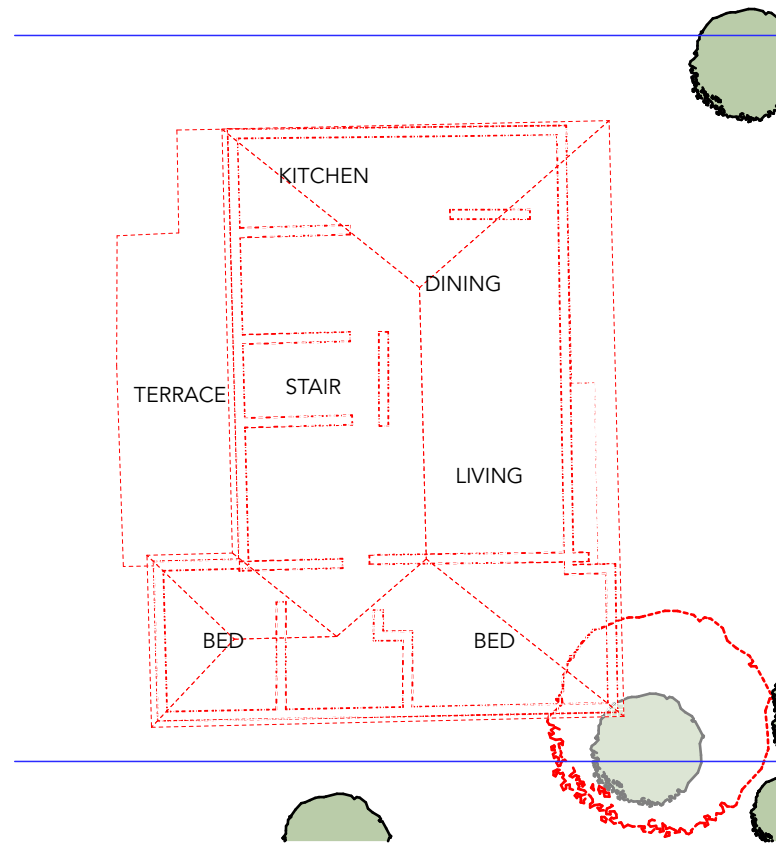
REVISION NO. B



1 BASEMENT FLOOR - DEMOLITION
1:200



2 GROUND - DEMOLITION
1:200

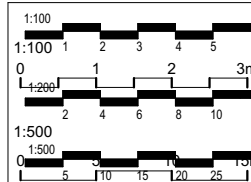


3 FIRST FLOOR - DEMOLITION
1:200

ENTIRE EXISTING
HOUSE TO BE
DEMOLISHED

[- -] ELEMENTS TO BE
DEMOLISHED

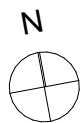
THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY



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.

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

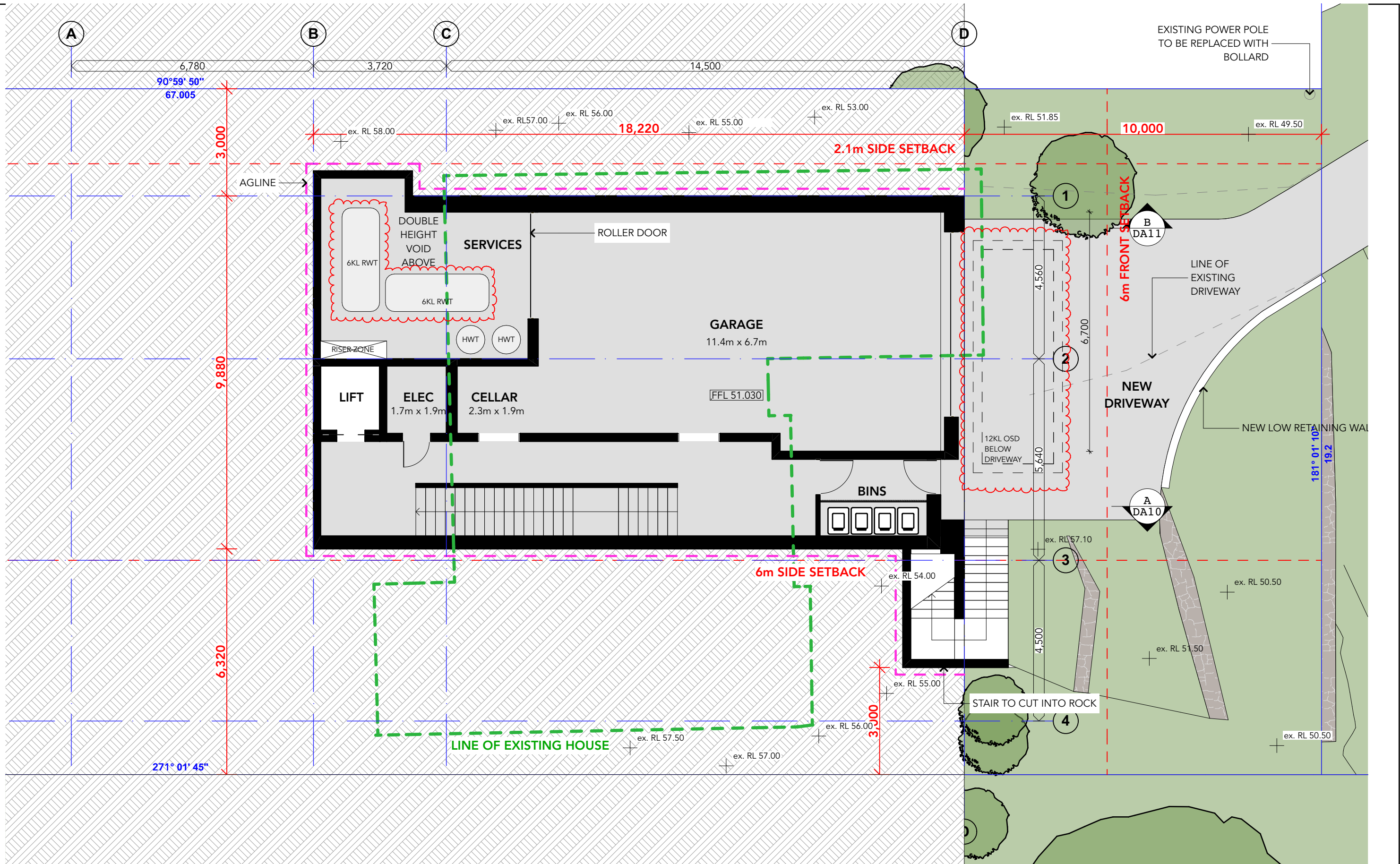


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

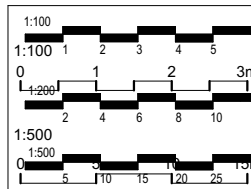
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
DEMOLITION PLAN		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:200	DA04	A

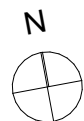


1
BASEMENT FLOOR
1:100



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.

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

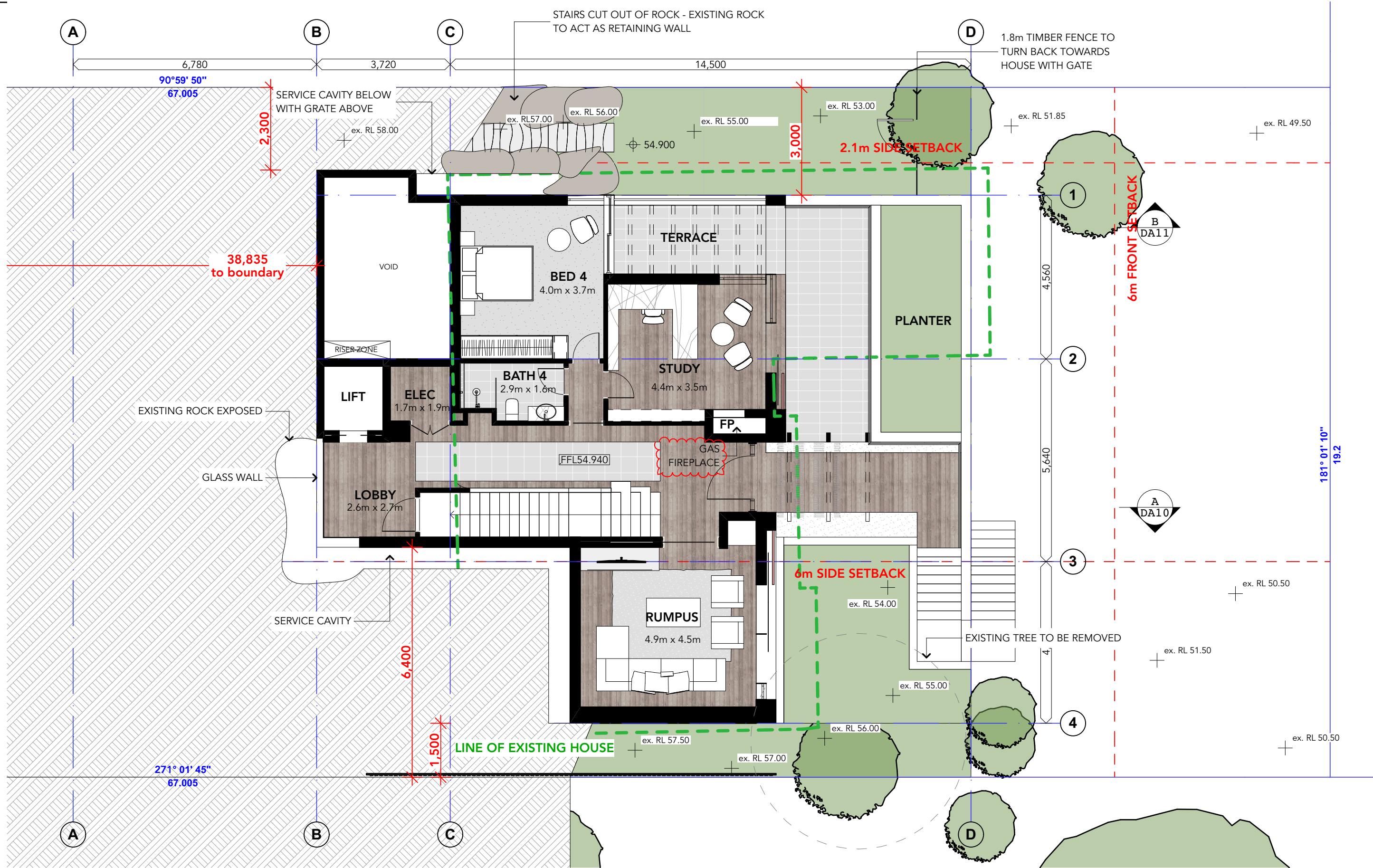


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

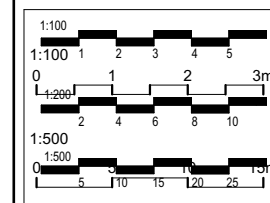
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
BASEMENT		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA05	B



1
LOWER GROUND
1:100



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.

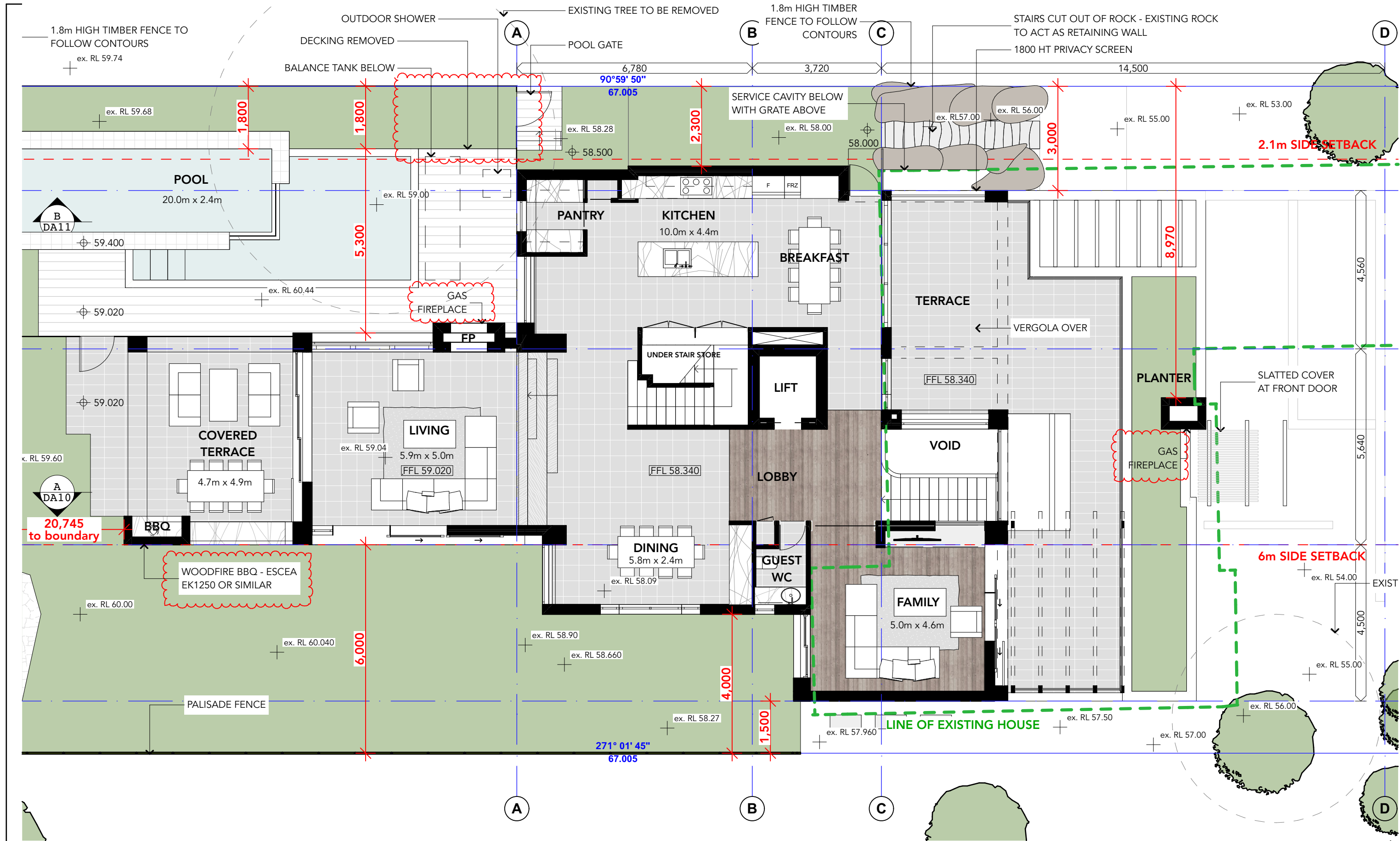
achilles apostolellis architecture
abn 70 239 952 590 ARB No.6434
17/37 Milson Road, Cremorne Point, NSW 2090
Mobile: 0406671227
Email: architects@smartchat.net.au
www.achillesapostolellisarchitect.com.au

REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
LOWER GROUND		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA06	B



1

GROUND FLOOR
1:100

1:100
0 1 2 3 4 5
1:200
0 1 2 3 4 5 6 7 8 9 10
1:500
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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.

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

N

REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

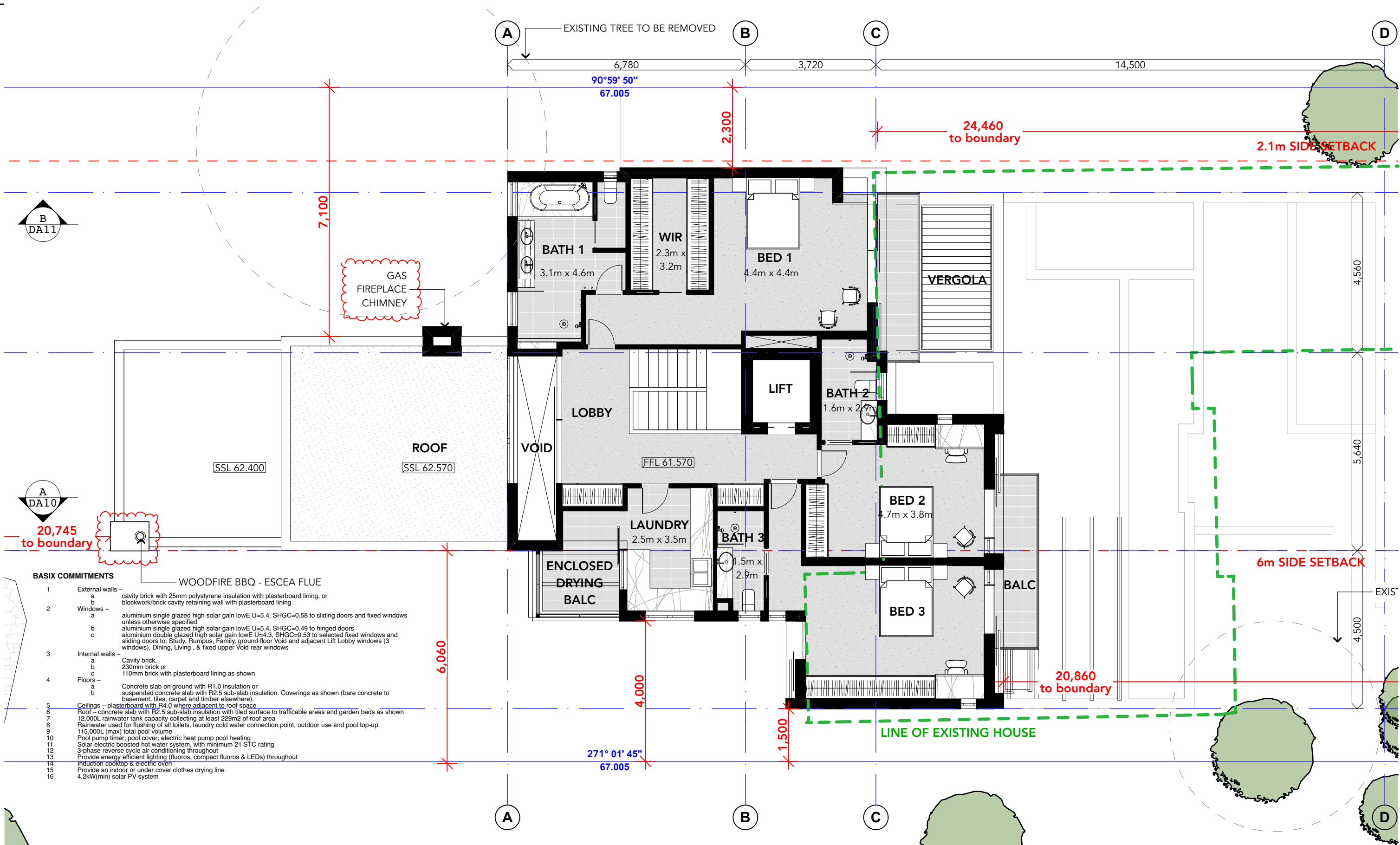
DESCRIPTION

REVISIONS SHOWN IN RED CLOUDED BOX

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY

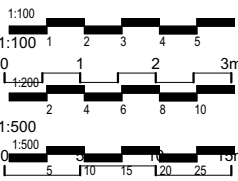
PROPOSED NEW DWELLING
P & A WINTER
at
1 Tutus Street, Balgowlah Heights

DATE ISSUED:	17/9/21	
DRAWING TITLE:	GROUND FLOOR	
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA07	B



- BASIX COMMITMENTS**
- 1 External walls –
 - a cavity brick with 25mm polystyrene insulation with plasterboard lining, or blockwork/brick cavity retaining wall with plasterboard lining.
 - 2 Windows –
 - a aluminium single glazed high solar gain lowE U=5.4, SHGC=0.58 to sliding doors and fixed windows unless otherwise specified
 - b aluminium single glazed high solar gain lowE U=5.4, SHGC=0.49 to hinged doors
 - c 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
 - 3 Internal walls –
 - a Cavity brick, 230mm brick or 110mm brick with plasterboard lining as shown
 - 4 Floors –
 - a 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).
 - b
 - 5 Ceilings – plasterboard with R4.0 where adjacent to roof space
 - 6 Roof – concrete slab with R2.5 sub-slab insulation with tiled surface to trafficable areas and garden beds as shown
 - 7 12,000L rainwater tank capacity collecting at least 229m² of roof area
 - 8 Rainwater used for flushing of all toilets, laundry cold water connection point, outdoor use and pool top-up
 - 9 115,000L (max) total pool volume
 - 10 Pool pump timer; pool cover; electric heat pump pool heating
 - 11 Solar electric boosted hot water system, with minimum 21 STC rating
 - 12 3-phase reverse cycle air conditioning throughout
 - 13 Provide energy efficient lighting (fluoros, compact fluoros & LEDs) throughout
 - 14 Induction cooktop & electric oven
 - 15 Provide an indoor or under cover clothes drying line
 - 16 4.2kW(min) solar PV system

1
FIRST FLOOR
1:100



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.

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

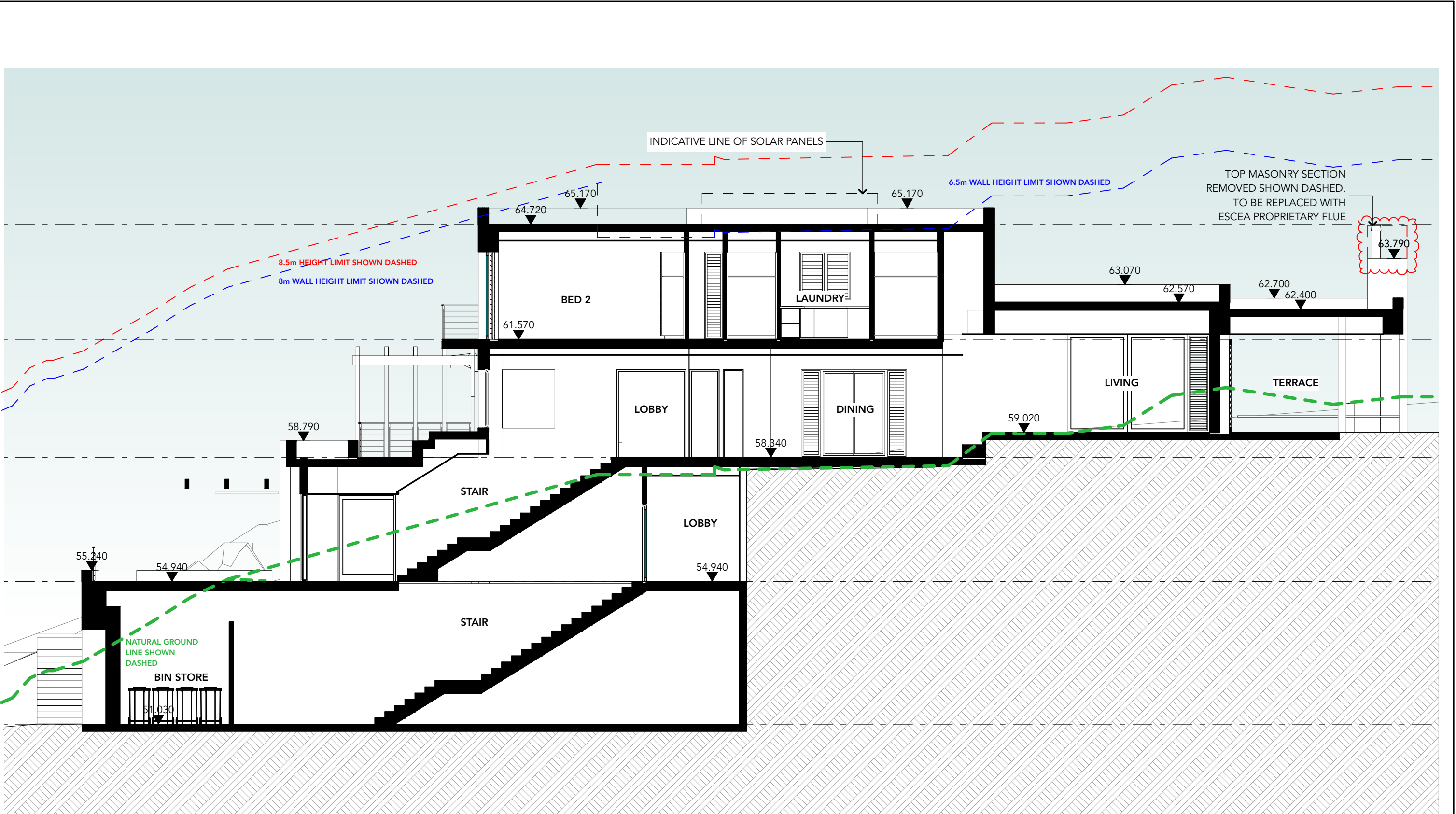
N

REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

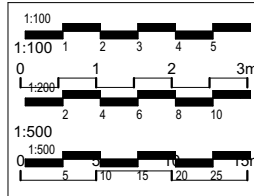
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
FIRST FLOOR		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA08	B



1
SECTION A
1:100



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.

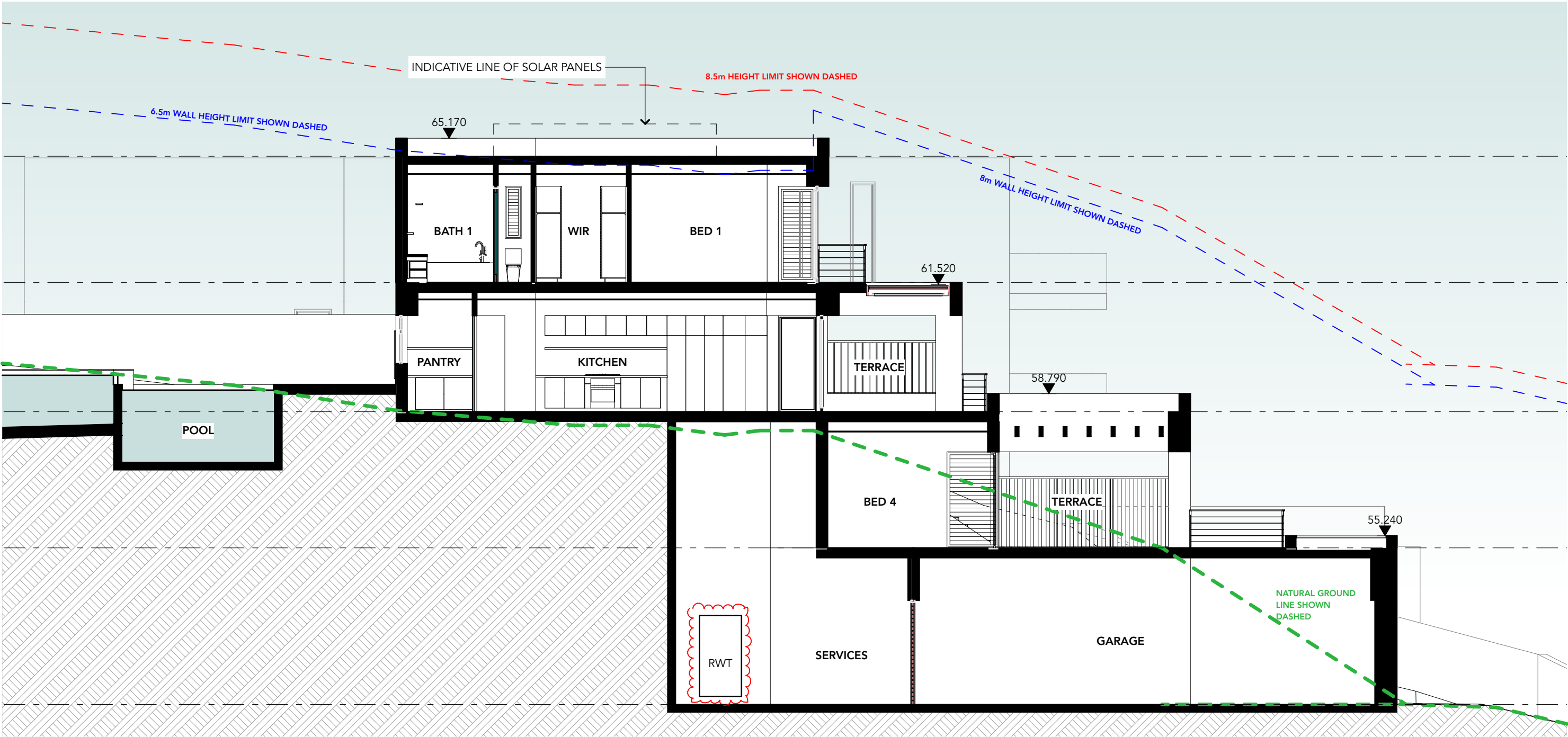
achilles apostolellis architecture
abn 70 239 952 590 ARB No.6434
17/37 Milson Road, Cremorne Point, NSW 2090
Mobile: 0406671227
Email: architects@smartchat.net.au
www.achillesapostolellisarchitect.com.au

REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

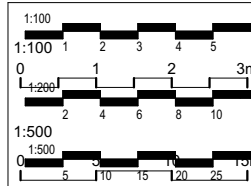
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
SECTION A		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA10	B

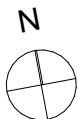


1
B
1:100



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.

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



REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:

17/9/21

DRAWING TITLE :

SECTION B

SCALE AT A3

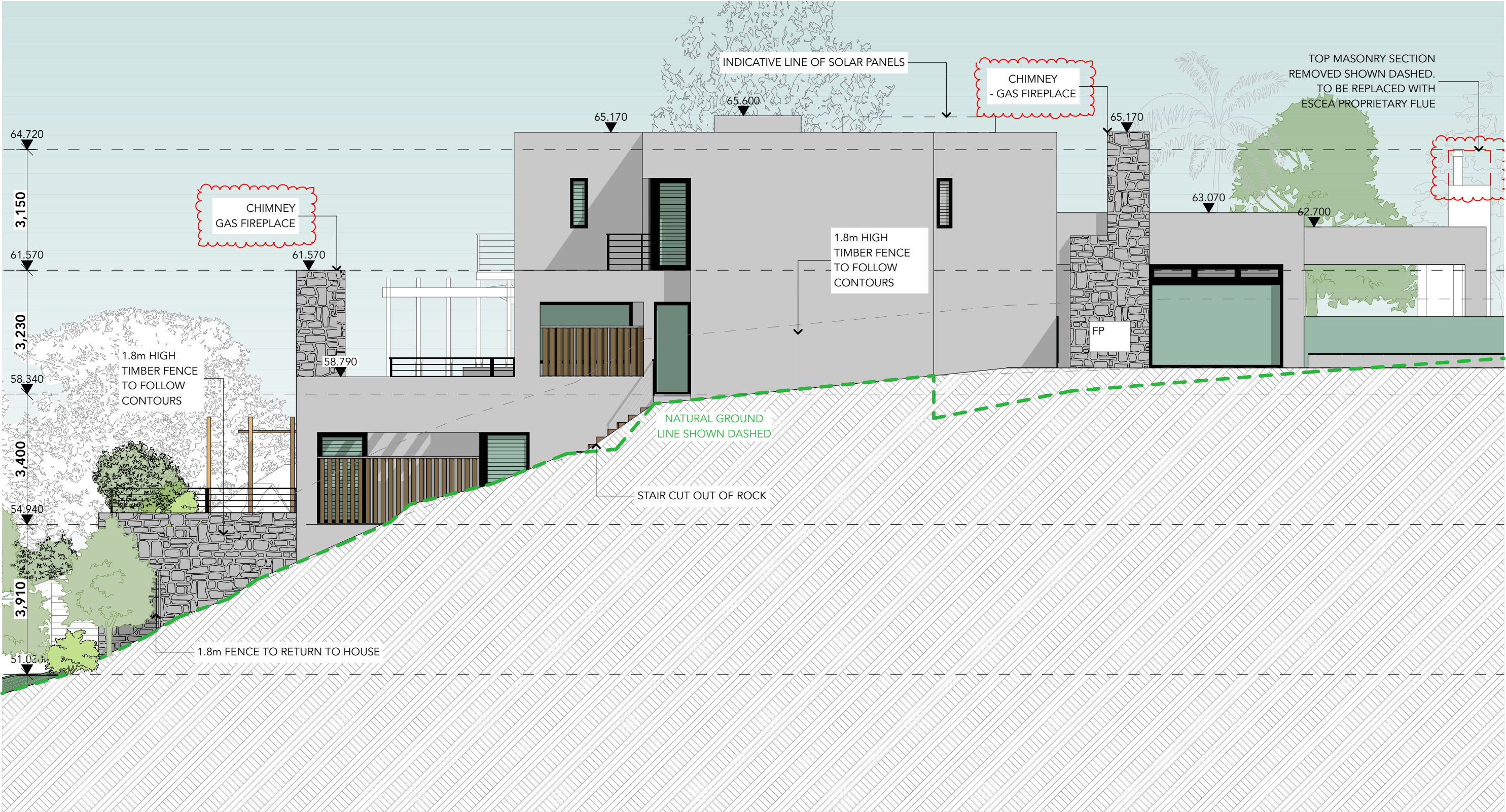
DRAWING NO.

REVISION NO.

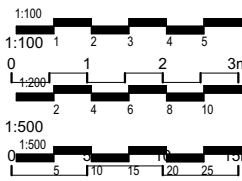
1:100

DA11

B

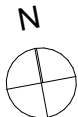


1 NORTH ELEVATION
1:100



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.

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

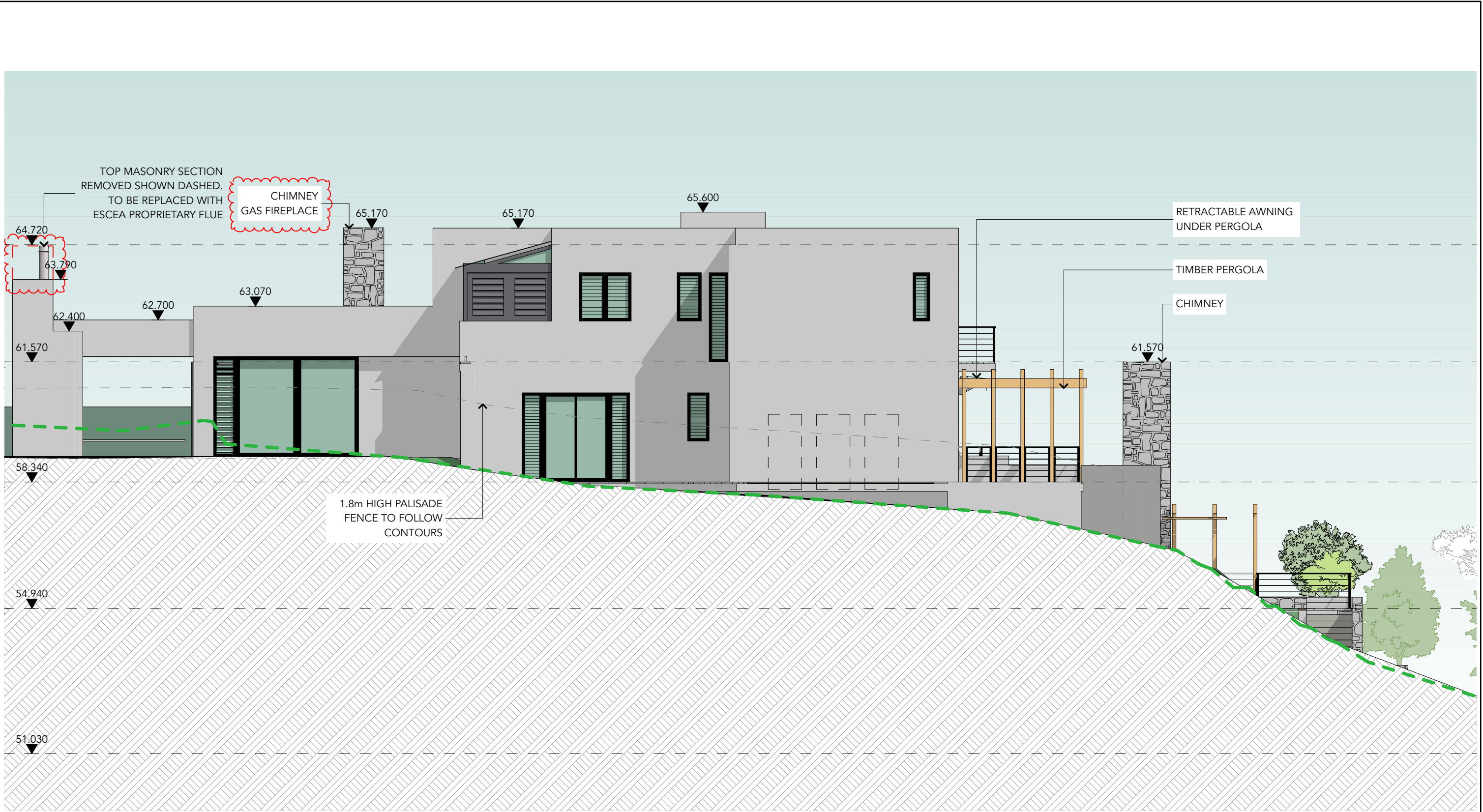


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

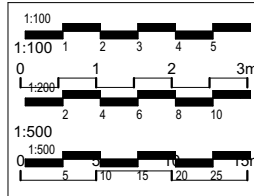
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21	
DRAWING TITLE :			
NORTH ELEVATION			
SCALE AT A3		DRAWING NO.	REVISION NO.
1:100		DA12	B

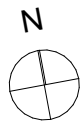


1 SOUTH ELEVATION
1:100



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.

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



REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

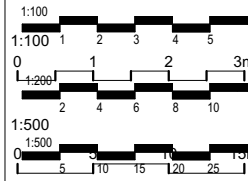
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
SOUTH ELEVATION		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA13	B

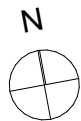


1 EAST ELEVATION
1:100



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.

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

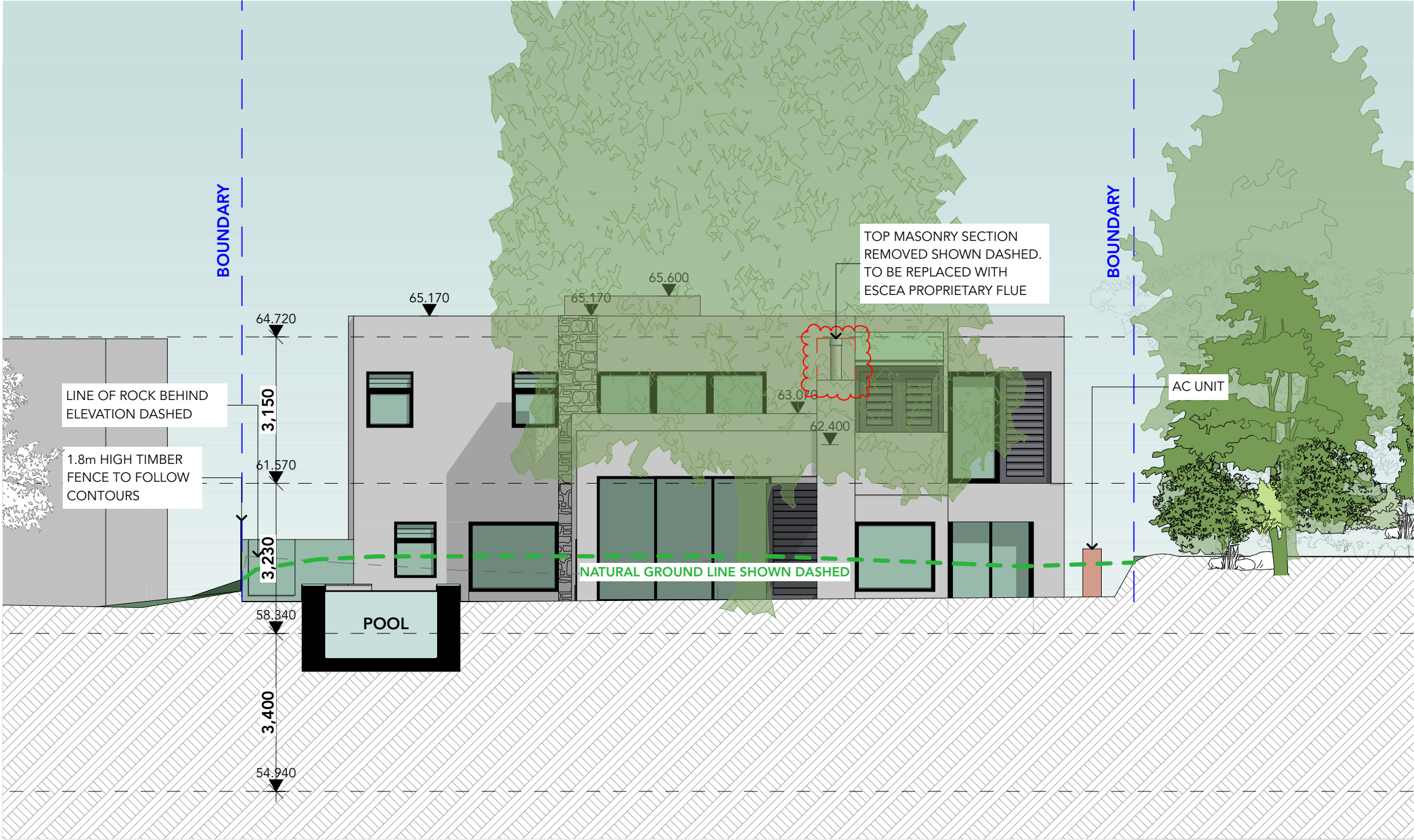


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

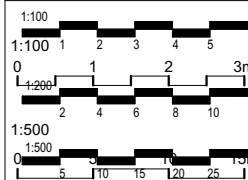
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
EAST ELEVATION		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA14	A

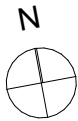


1 WEST ELEVATION
1:100



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.

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

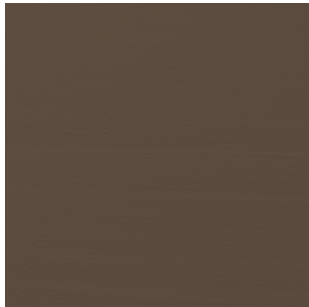


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
WEST ELEVATION		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA15	B



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



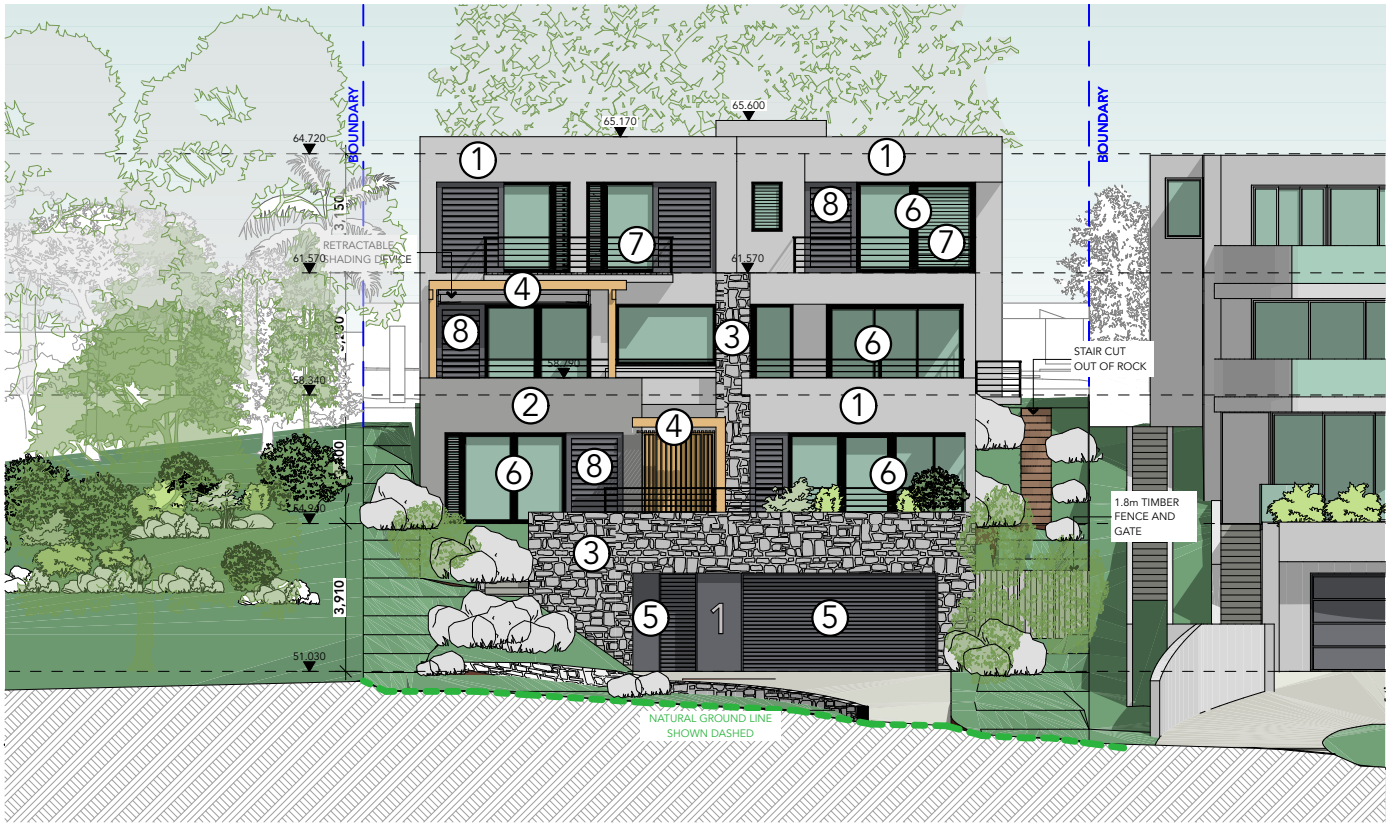
2. AGED METAL FINISH



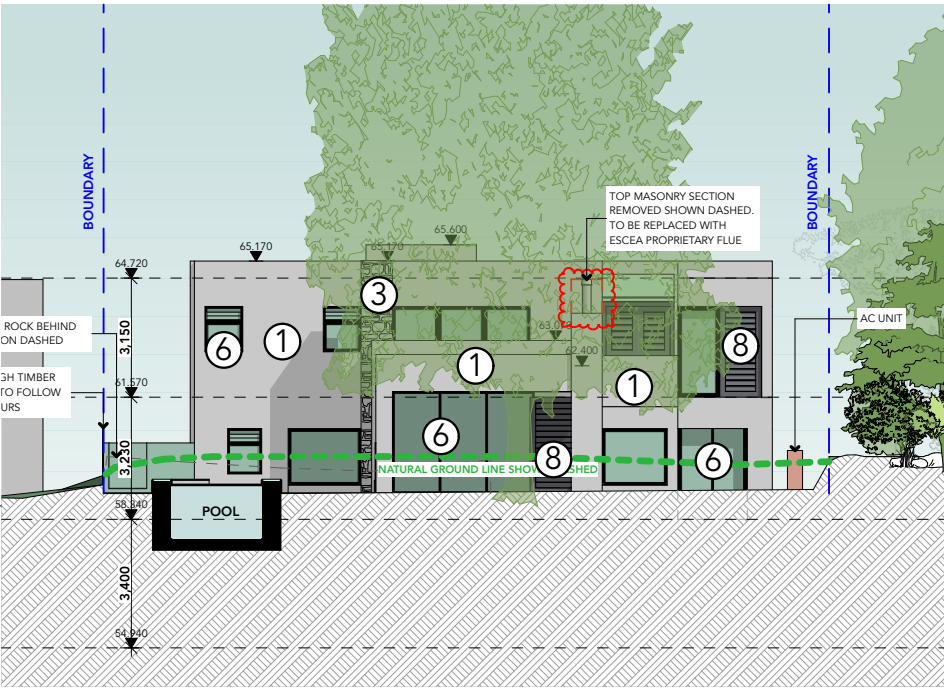
3. STONE CLADDING



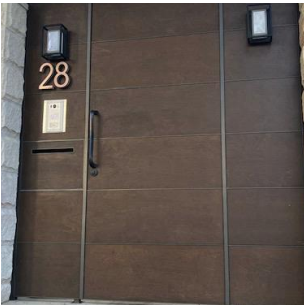
4. TIMBER PERGOLA



1 EAST ELEVATION
1:200



2 WEST ELEVATION
1:200



5. AGED METAL FINISH



6. ALUMINIUM FRAMED
GLAZING

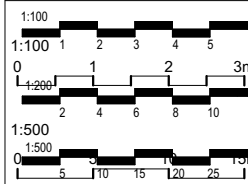


7. HORIZONTAL CABLE
BALUSTRADE



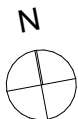
8. ALUMINIUM SLIDING
SHUTTER

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY



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.

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

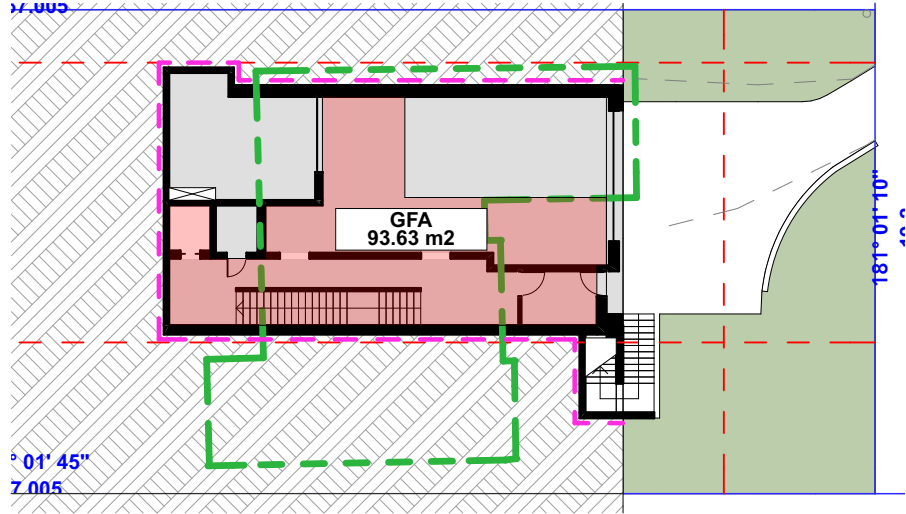


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

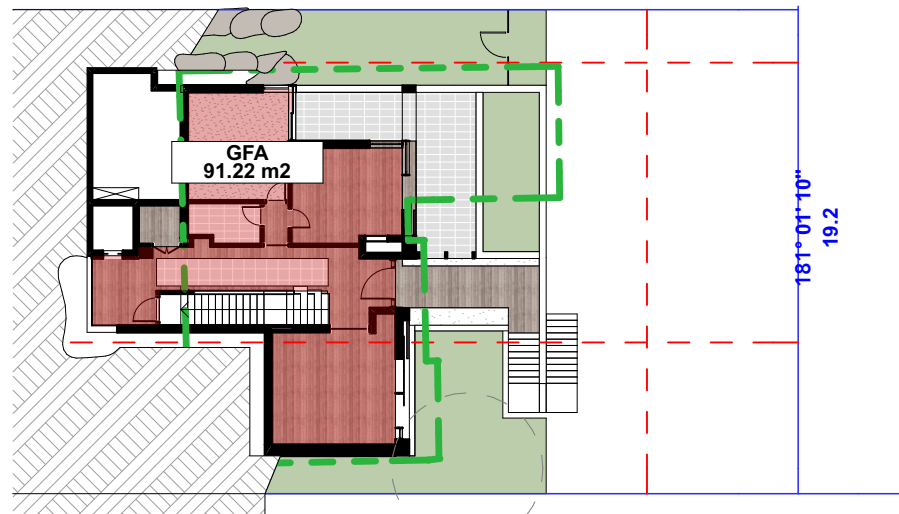
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

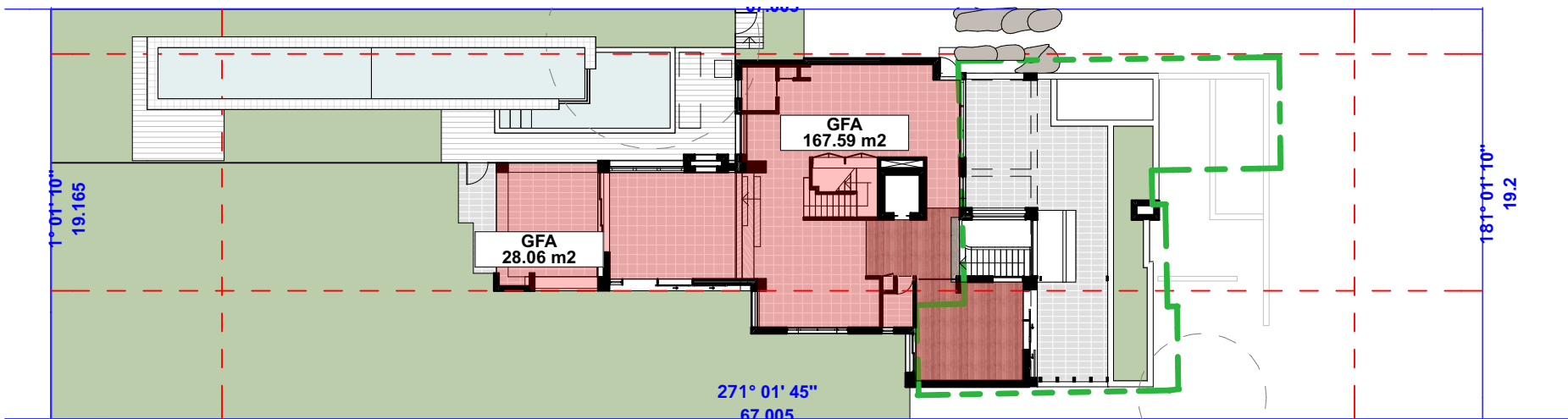
DATE ISSUED:		17/9/21
DRAWING TITLE :		
EAST & WEST ELEVATION FINISHES		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:200	DA16	A



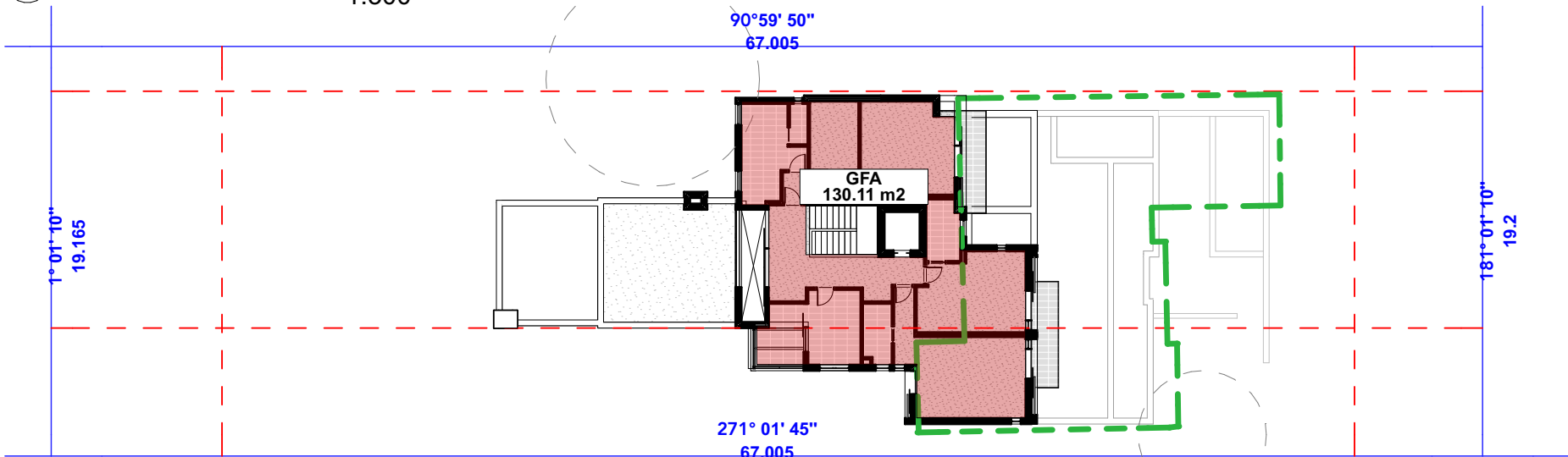
1 BASEMENT FLOOR
1:300



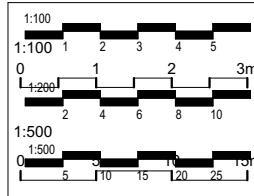
2 LOWER GROUND
1:300



3 GROUND FLOOR
1:300

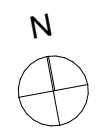


4 FIRST FLOOR
1:300



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.

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



REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

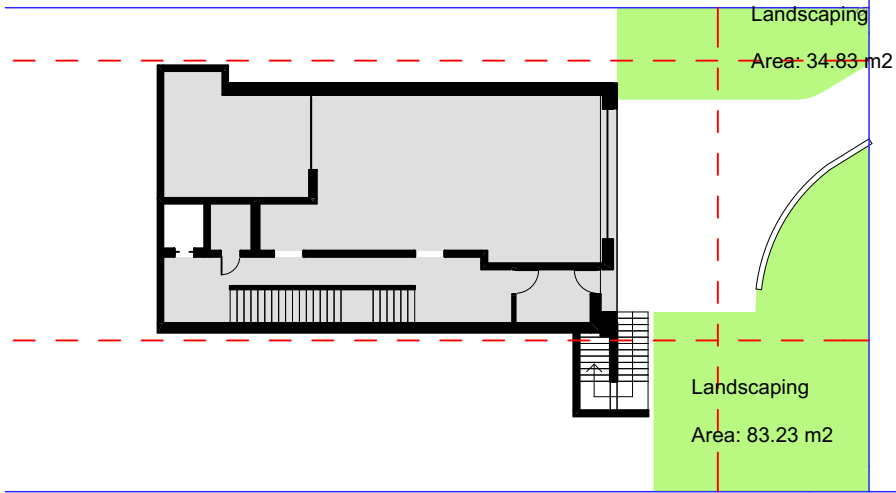
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

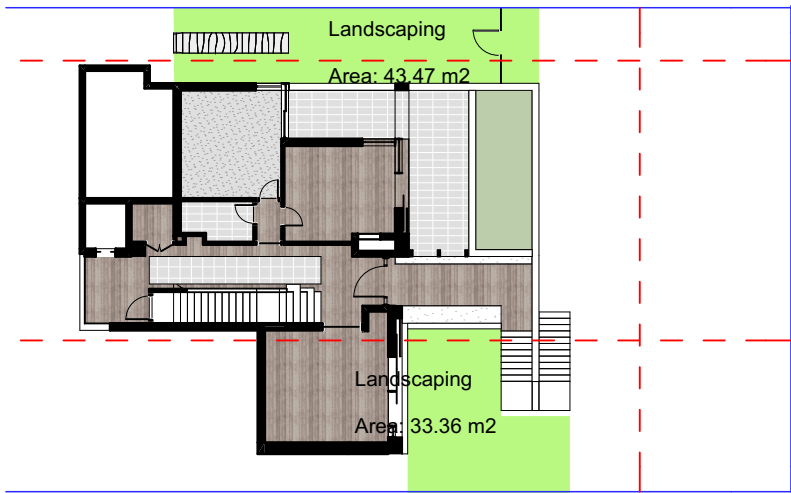
DATE ISSUED:		17/9/21
DRAWING TITLE :		
GFA		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:300	DA17	A

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

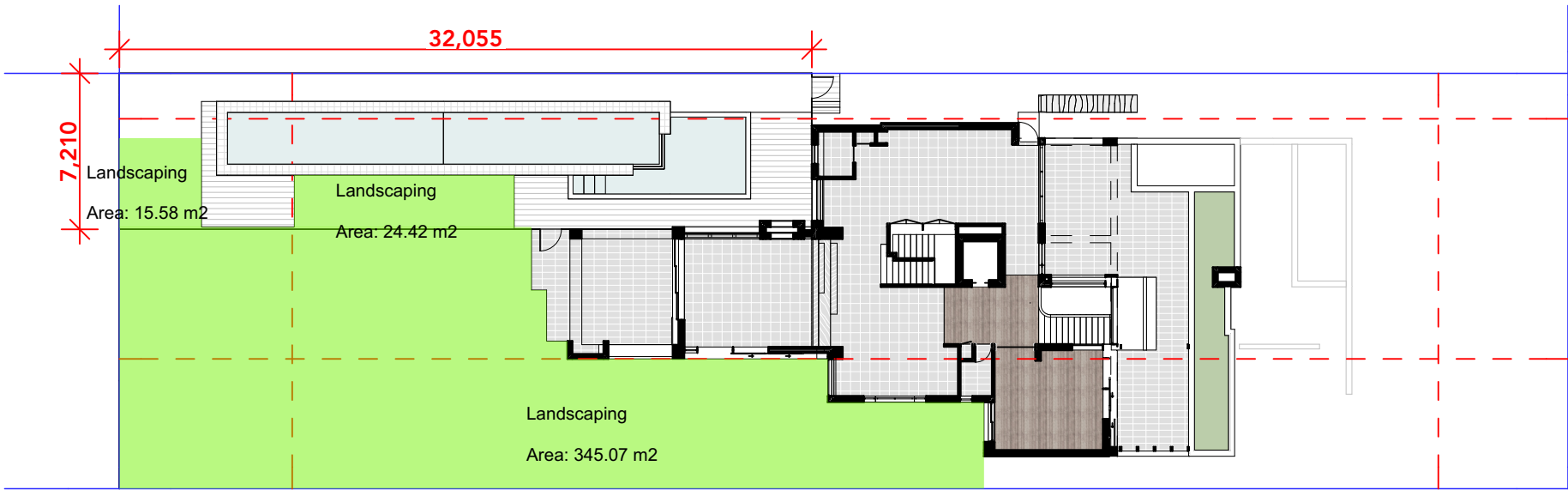
THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY



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

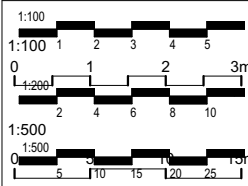
SITE AREA: 1286m²

CONTROL: LANDSCAPING TO BE 40% OF SITE

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

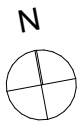
ALLOWABLE AREA = 231.48m2

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY



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.

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

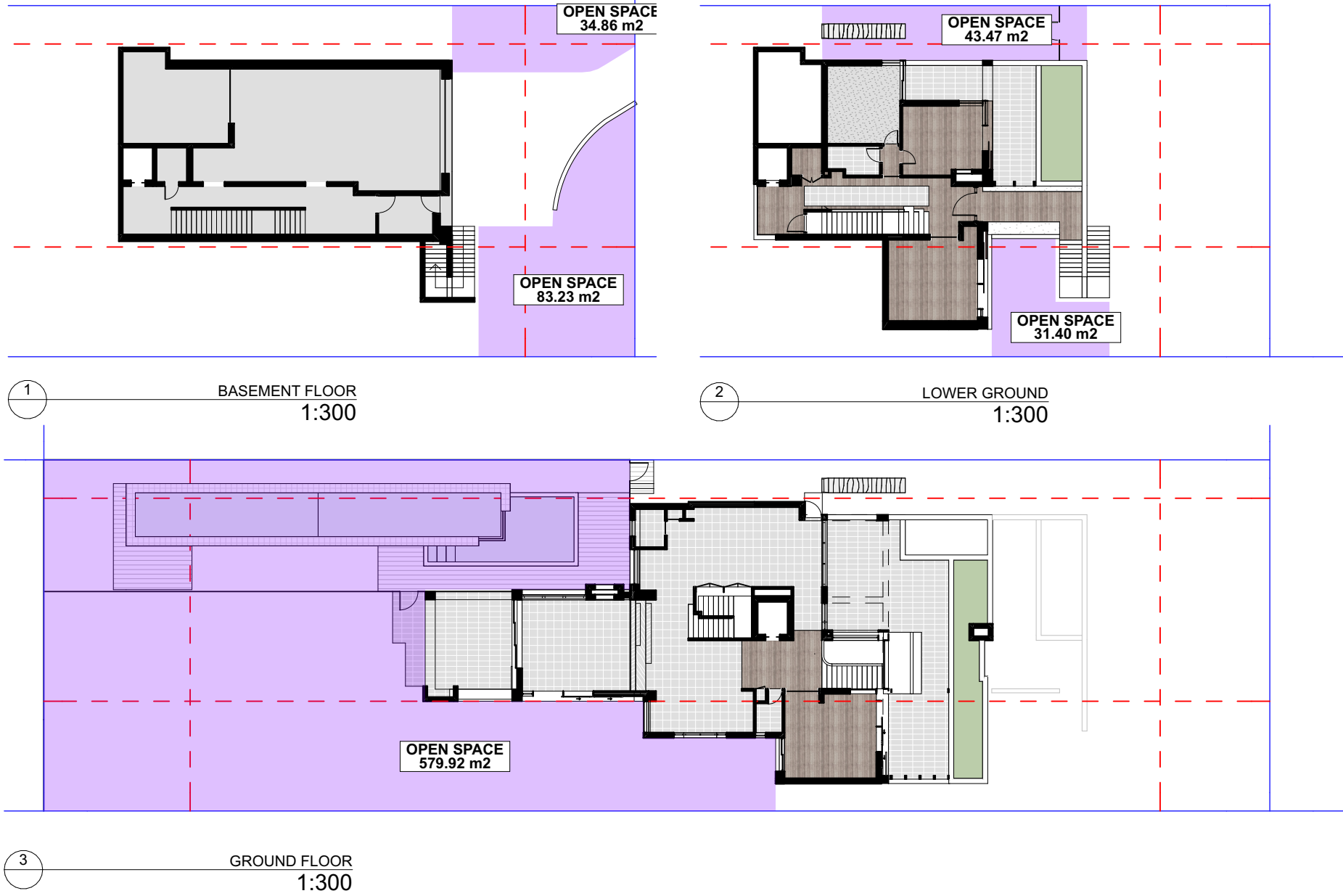


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
LANDSCAPE		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:300	DA18	A

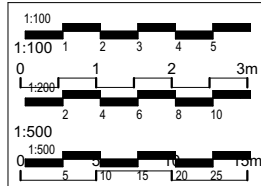


Open Space Schedule

	Area	Area as % of Site
OPEN SPACE	772.88	60.1%

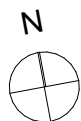
SITE AREA: 1286m²

CONTROL: OPEN SPACE TO BE 60% OF SITE



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.

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

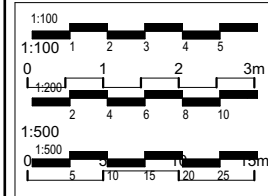


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

DATE ISSUED:		17/9/21
DRAWING TITLE :		
OPEN SPACE		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:300	DA19	A



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.

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

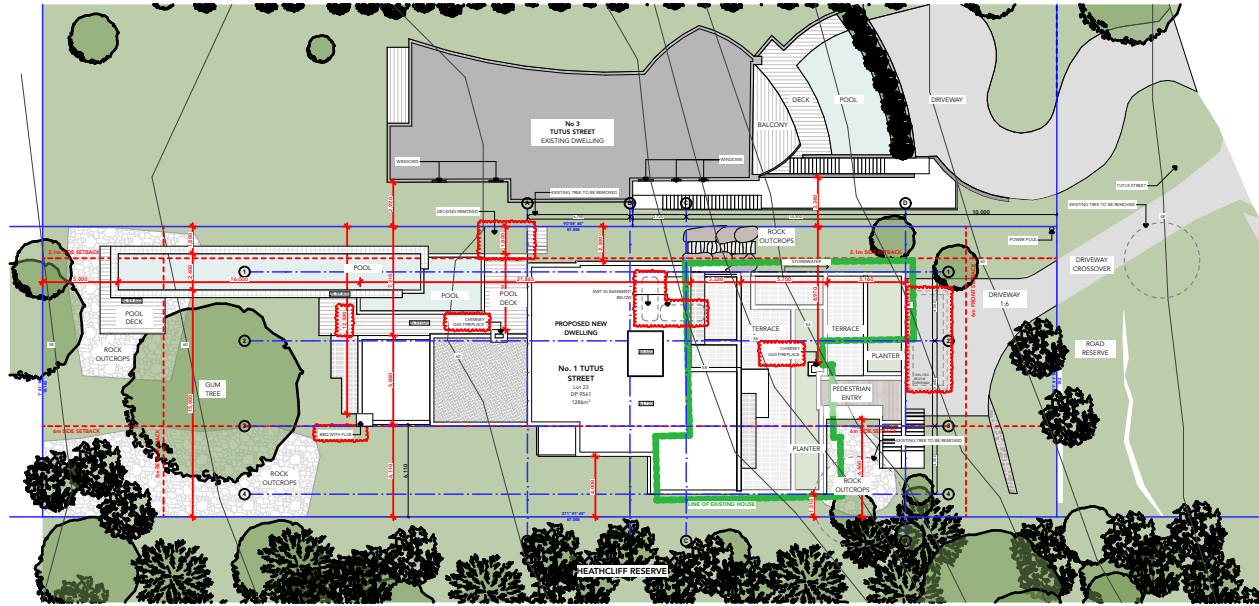


REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

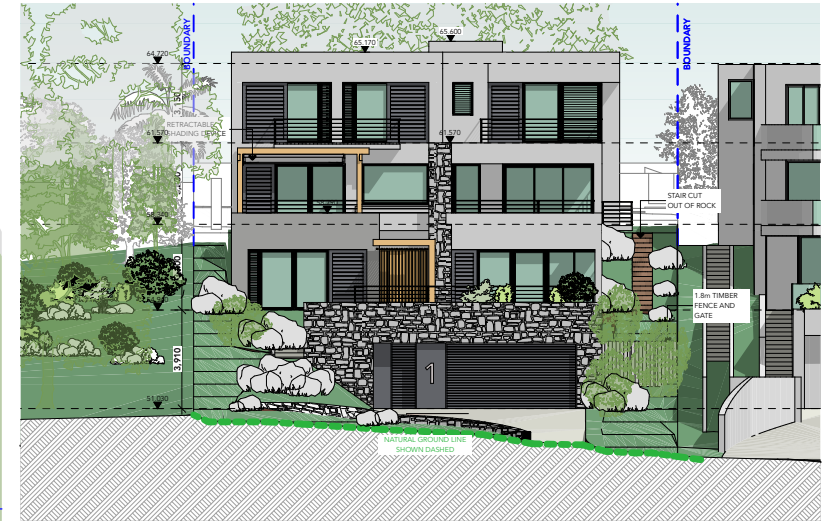
DESCRIPTION
REVISIONS SHOWN IN RED CLOUDED BOX

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

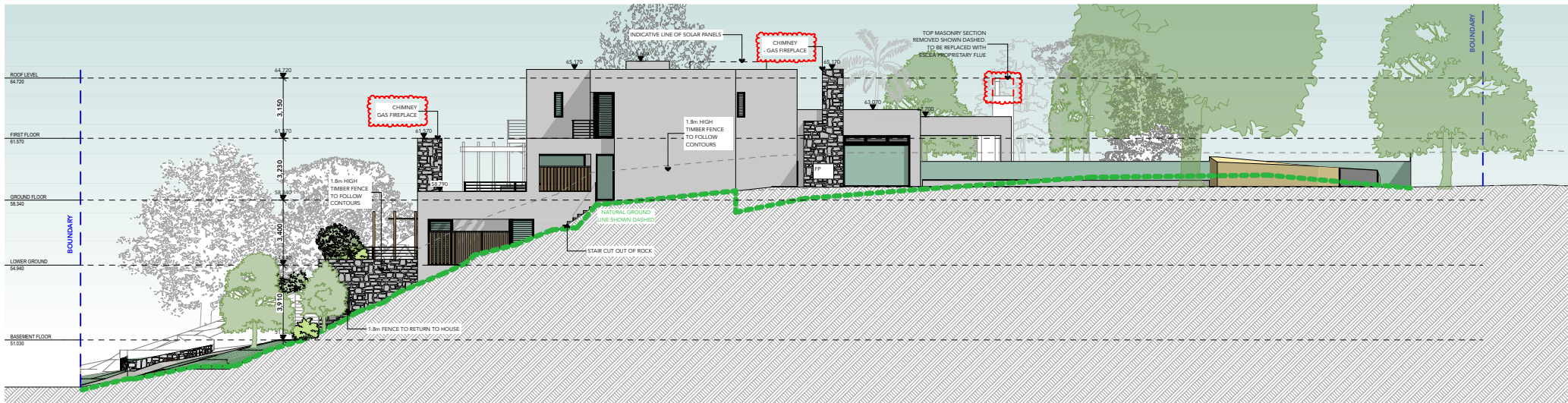
DATE ISSUED:		17/9/21
DRAWING TITLE :		
SHADOW DIAGRAMS		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:500	DA20	A



SITE PLAN
1:500



EAST ELEVATION
1:300



NORTH ELEVATION
1:300

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY



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 sealed 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.

achilles apostolellis architecture
abn 70 239 952 590 ARB No.6434
17/37 Milson Road, Cremorne Point, NSW 2090
Mobile: 0406671227
Email: architects@smarchat.net.au
www.achillesapostolellisarchitect.com.au



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.

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

DATE ISSUED:		17/9/21	
DRAWING TITLE :			
NOTIFICATION PLAN			
SCALE	AT A3	DRAWING NO.	REVISION NO.
1:300, 1:300		DA21	B