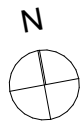


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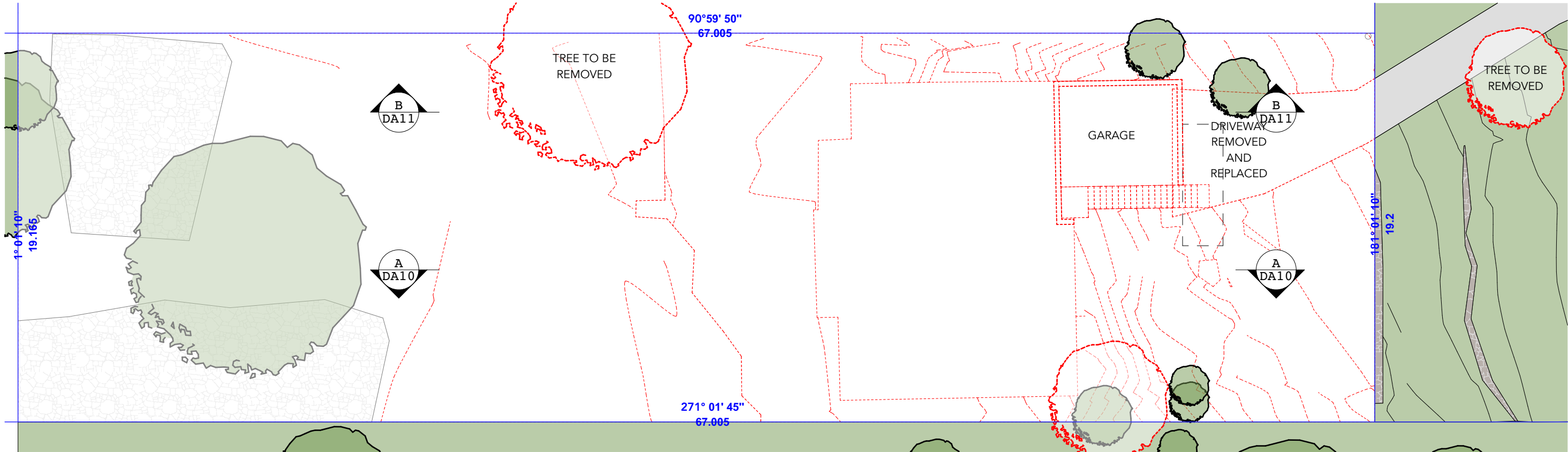


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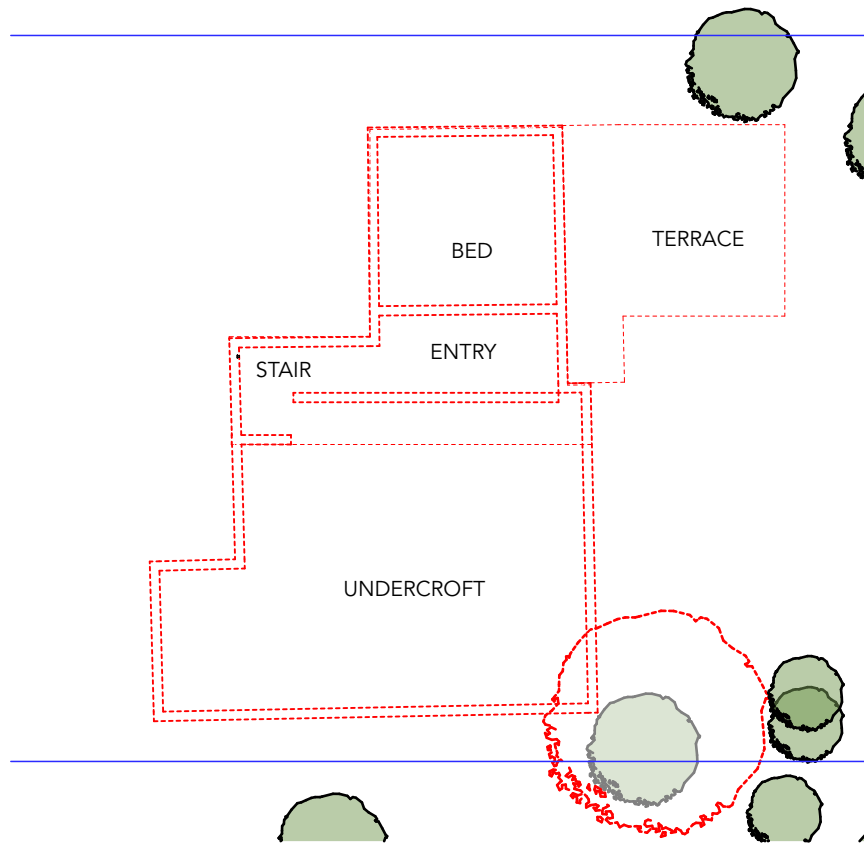
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**P & A WINTER**  
at  
**1 Tutus Street, Balgowlah Heights**

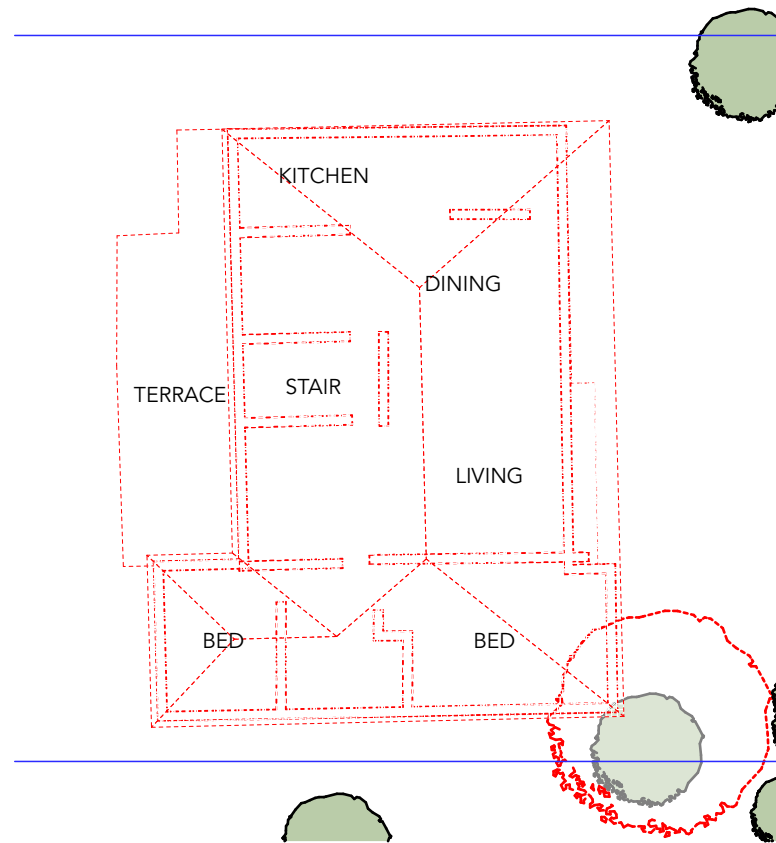
DATE ISSUED:	17/9/21
DRAWING TITLE:	<b>SITE PLAN</b>
SCALE AT A3	DRAWING NO. DA03
REVISION NO.	B




1 BASEMENT FLOOR - DEMOLITION  
1:200



2 GROUND - DEMOLITION  
1:200




3 FIRST FLOOR - DEMOLITION  
1:200

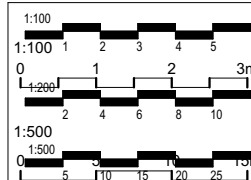
 northern  
beaches  
council

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**DA2021/1130**

**ENTIRE EXISTING  
HOUSE TO BE  
DEMOLISHED**

 **ELEMENTS TO BE  
DEMOLISHED**




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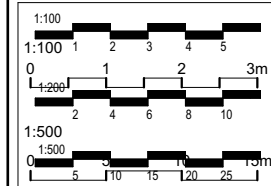
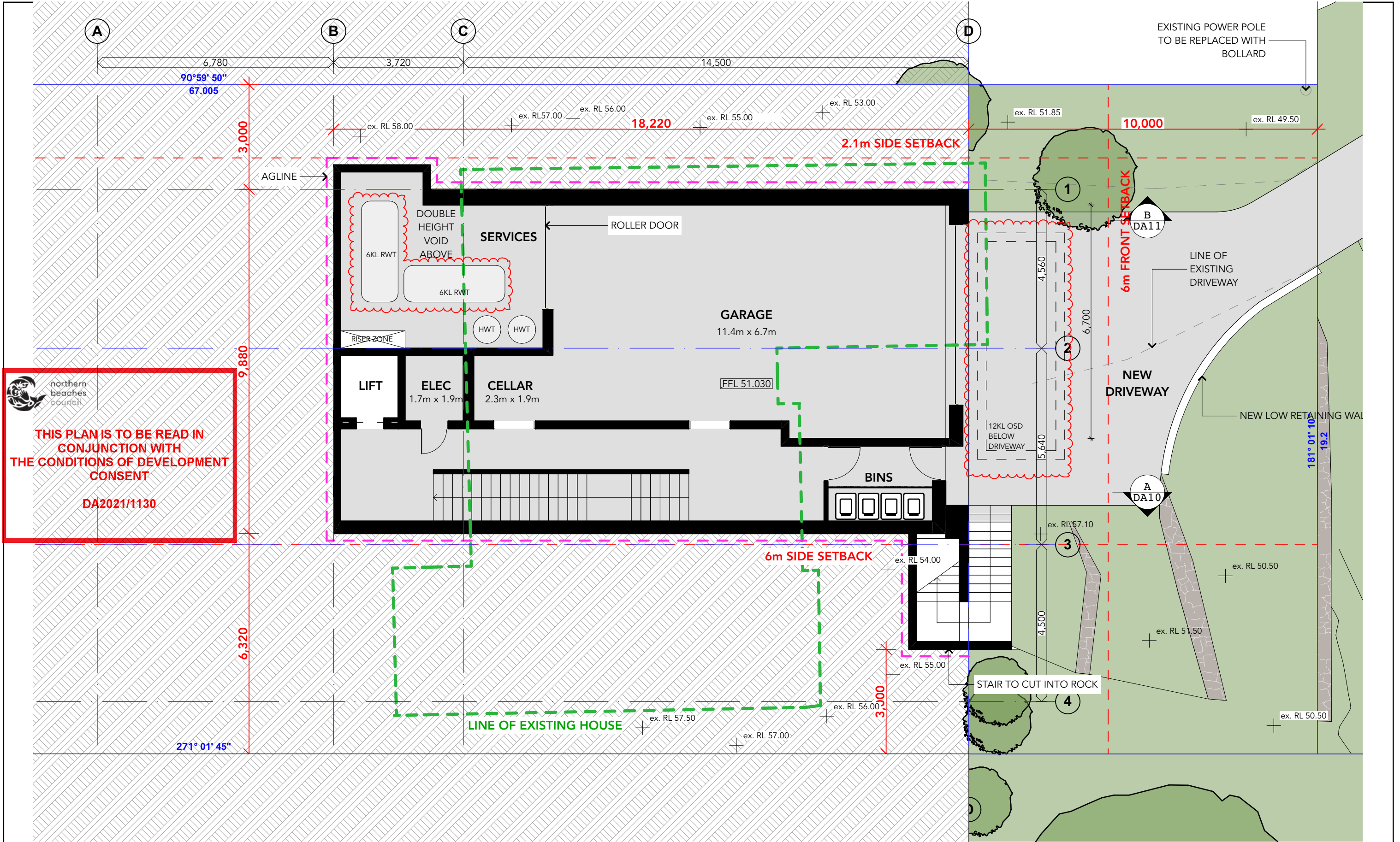
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P & A WINTER**  
at  
**1 Tutus Street, Balgowlah  
Heights**

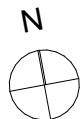
DATE ISSUED:		17/9/21
DRAWING TITLE :		
DEMOLITION PLAN		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:200	DA04	A





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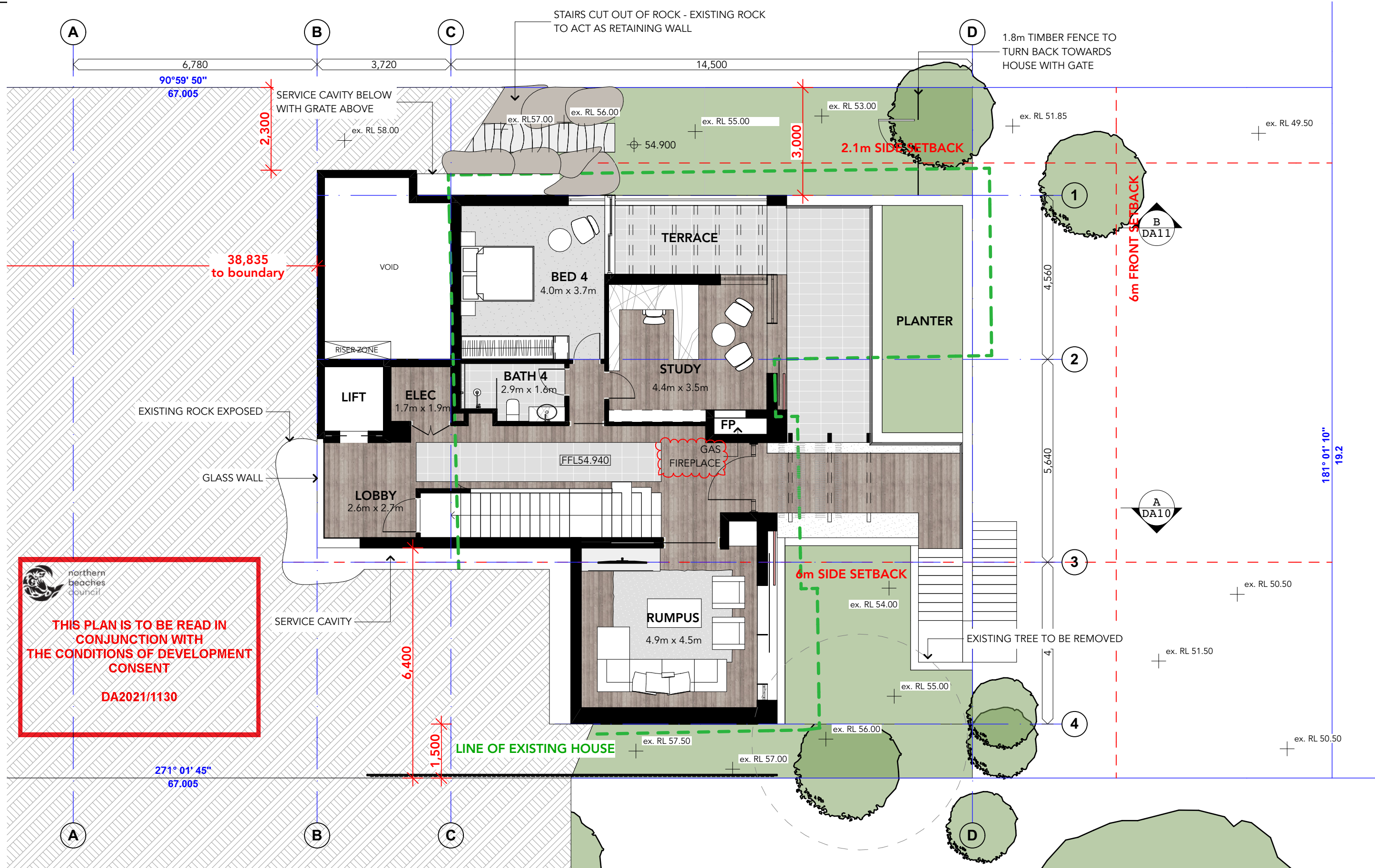


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**P & A WINTER**  
at  
**1 Tutus Street, Balgowlah Heights**

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



1:100

1:100 1 2 3 4 5

0 1 2 3 4 5 6 7 8 9 10

1:500

1:500 1 2 3 4 5 6 7 8 9 10

1:100

1:100 1 2 3 4 5

0 1 2 3 4 5 6 7 8 9 10

1:500

1:500 1 2 3 4 5 6 7 8 9 10

1:500

1:500 1 2 3 4 5 6 7 8 9 10

0 1 2 3 4 5 6 7 8 9 10

LOWER GROUND

1:100

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PROPOSED NEW DWELLING

P & A WINTER

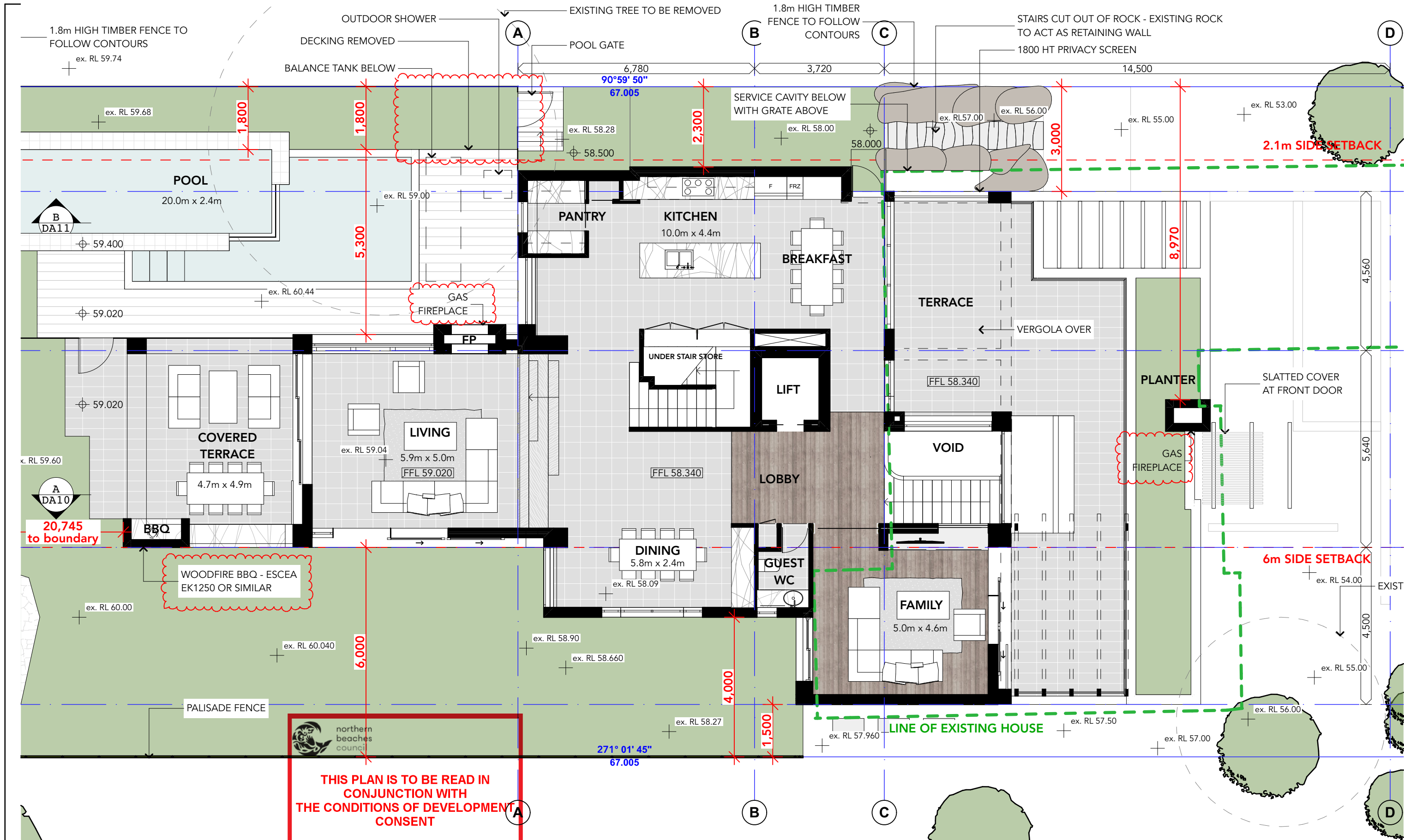
at

1 Tutus Street, Balgowlah Heights

DATE ISSUED: 17/9/21

DRAWING TITLE: LOWER GROUND

SCALE AT A3	DRAWING NO. DA06	REVISION NO. B
-------------	------------------	----------------



1

GROUND FLOOR

1:100

1:100

0 1 2 3 4 5 3m

1:200

0 2 4 6 8 10

1:500

0 5 10 15 20 25 15m

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**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. DA07
REVISION NO. B	

FILE: 1 Tutus Street, Balgowlah Heights.pln





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CONSENT

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20,745  
to boundary

BASIX COMMITMENTS

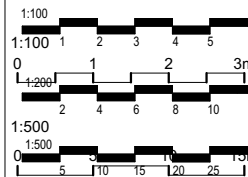
- External walls –
  - cavity brick with 25mm polystyrene insulation with plasterboard lining, or blockwork/brick cavity retaining wall with plasterboard lining.
- Windows –
  - aluminium single glazed high solar gain lowE U=5.4, SHGC=0.58 to sliding doors and fixed windows unless otherwise specified
  - 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 229m<sup>2</sup> 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

WOODFIRE BBQ - ESCEA FLUE



1

FIRST FLOOR  
1:100



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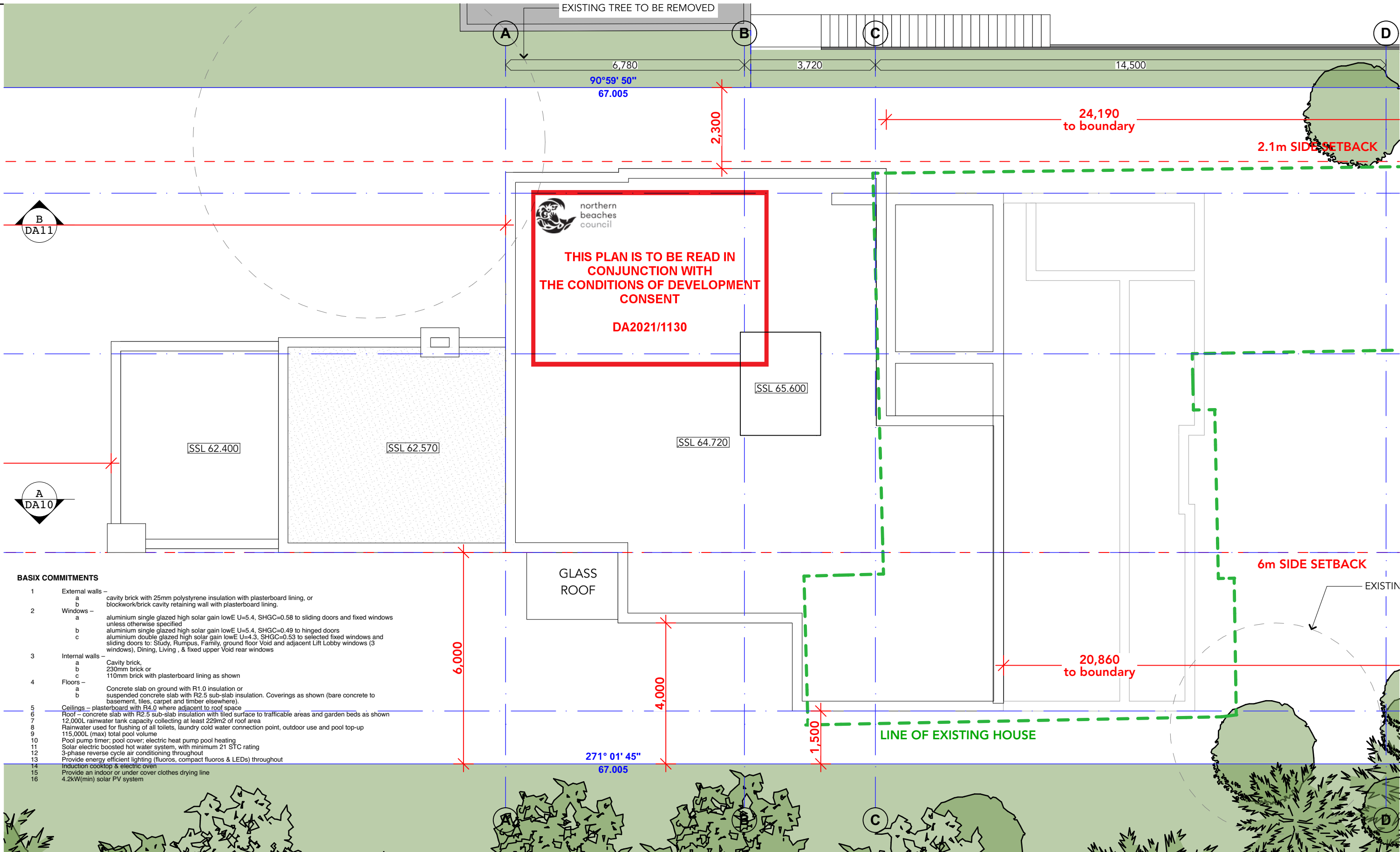
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**PROPOSED NEW  
DWELLING**  
P & A WINTER  
at  
**1 Tutus Street, Balgowlah  
Heights**

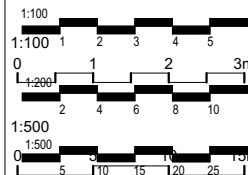
DATE ISSUED:		17/9/21
DRAWING TITLE :		
FIRST FLOOR		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA08	B



**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
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- Rainwater used for flushing of all toilets, laundry cold water connection point, outdoor use and pool top-up
- 115,000L (max) total pool volume
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- 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

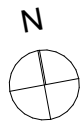
1  
ROOF LEVEL  
1:100



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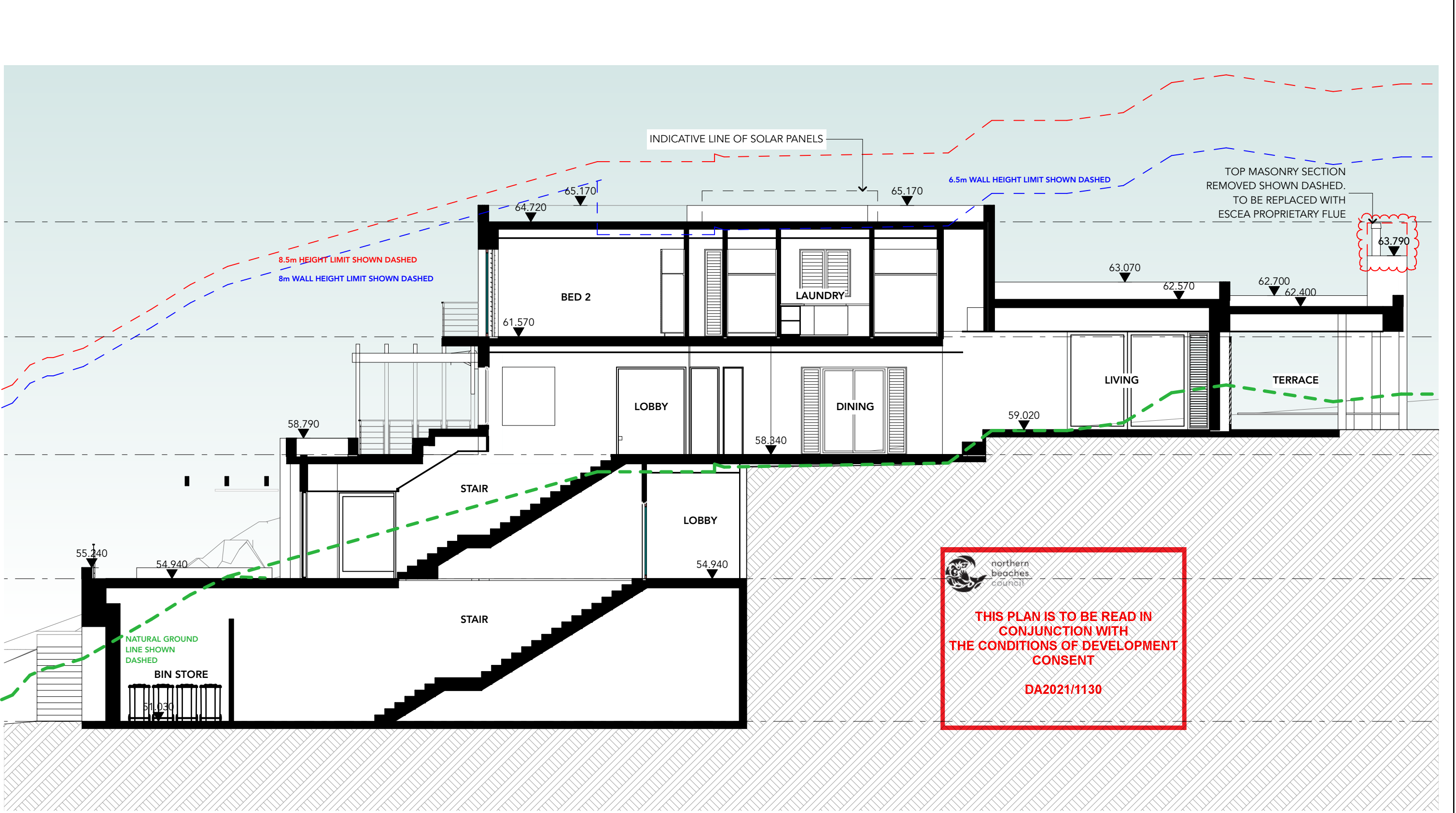


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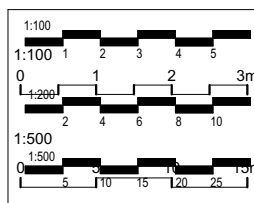
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ROOF PLAN		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA09	A



1 SECTION A  
1:100



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SECTION A		
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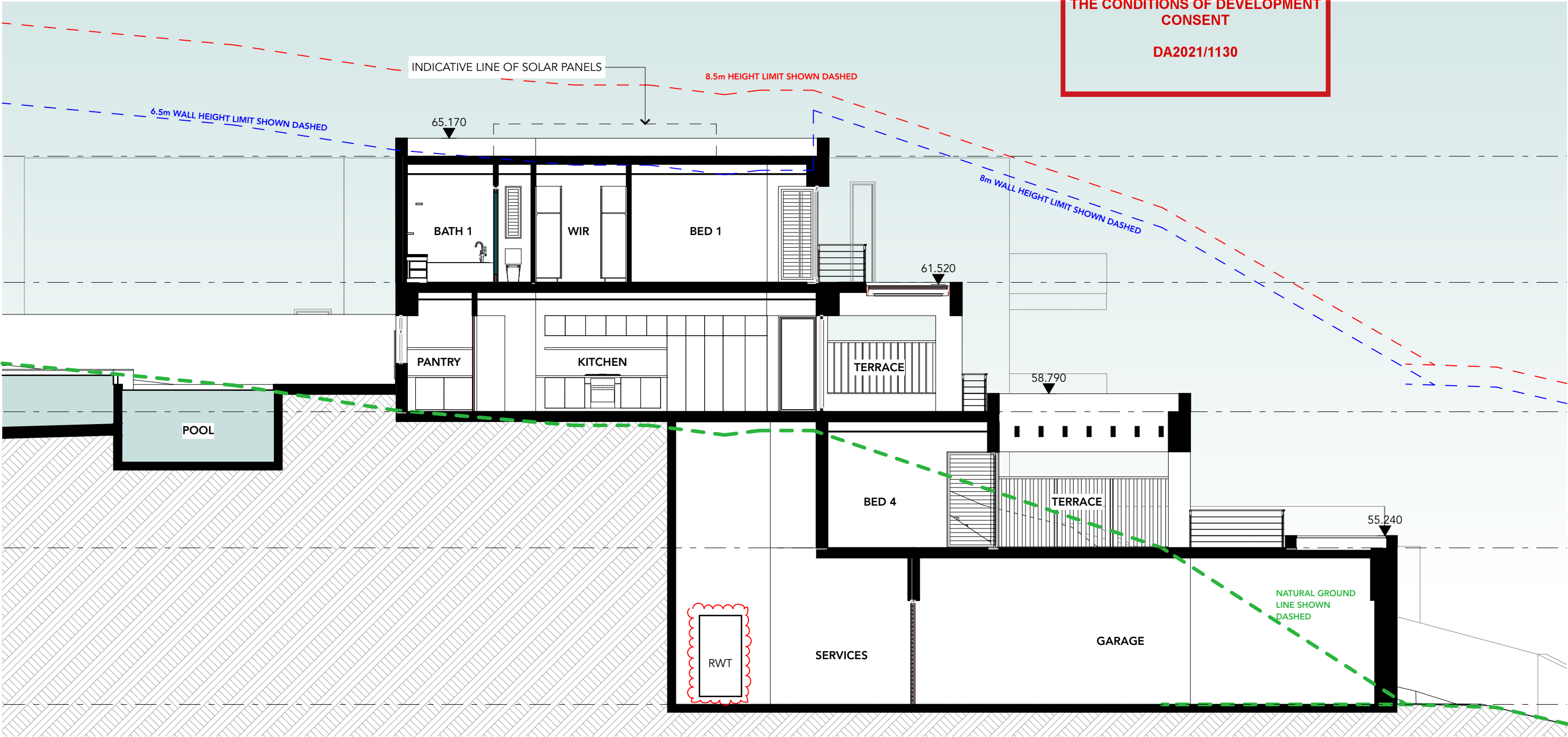




northern  
beaches  
council

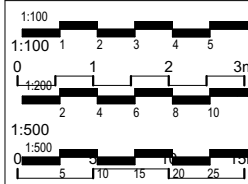
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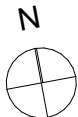
1  
B  
1:100

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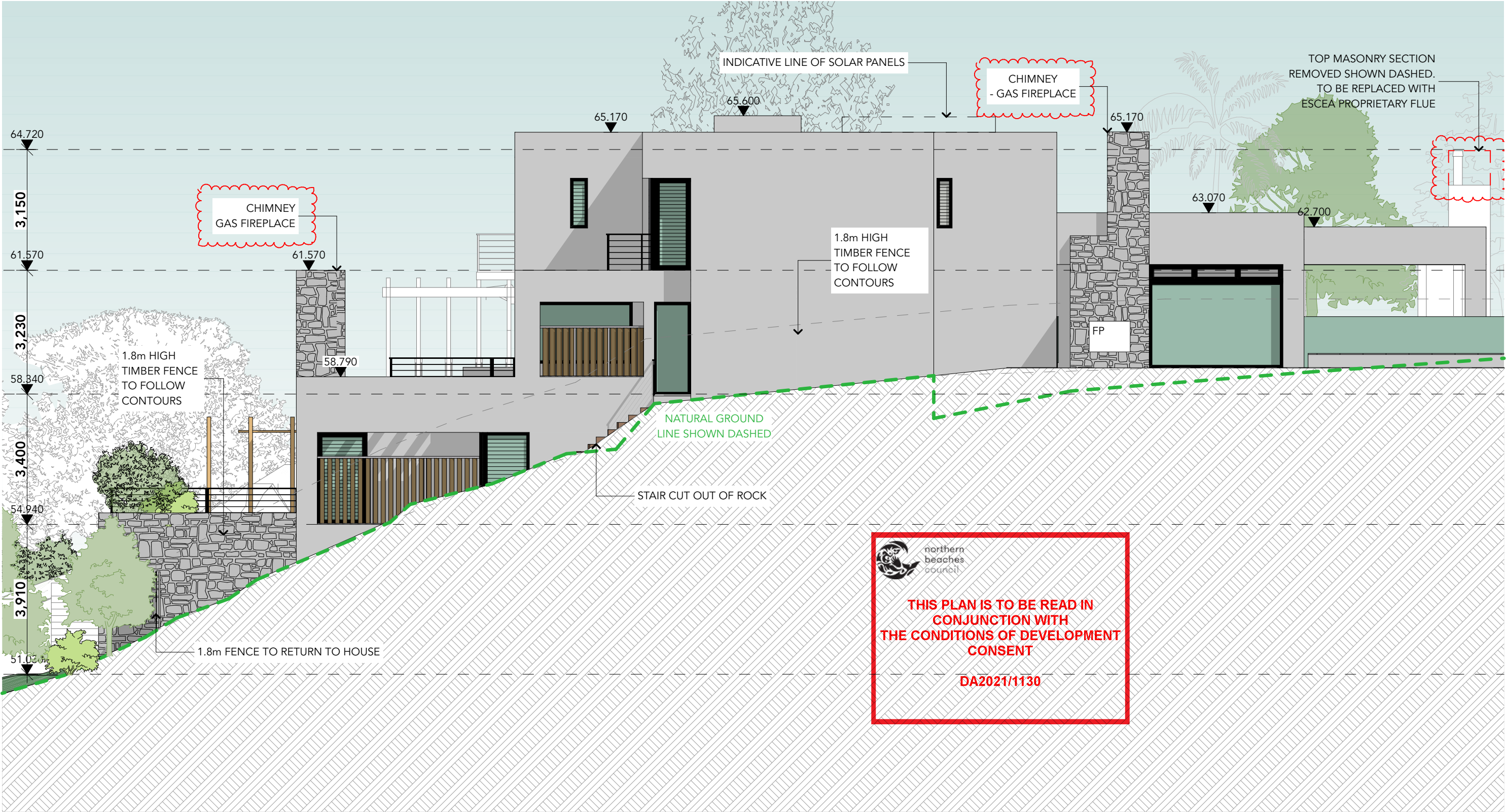


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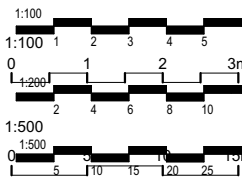
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at  
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Heights**

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DRAWING TITLE :		
SECTION B		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA11	B

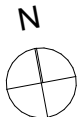


1 NORTH ELEVATION  
1:100



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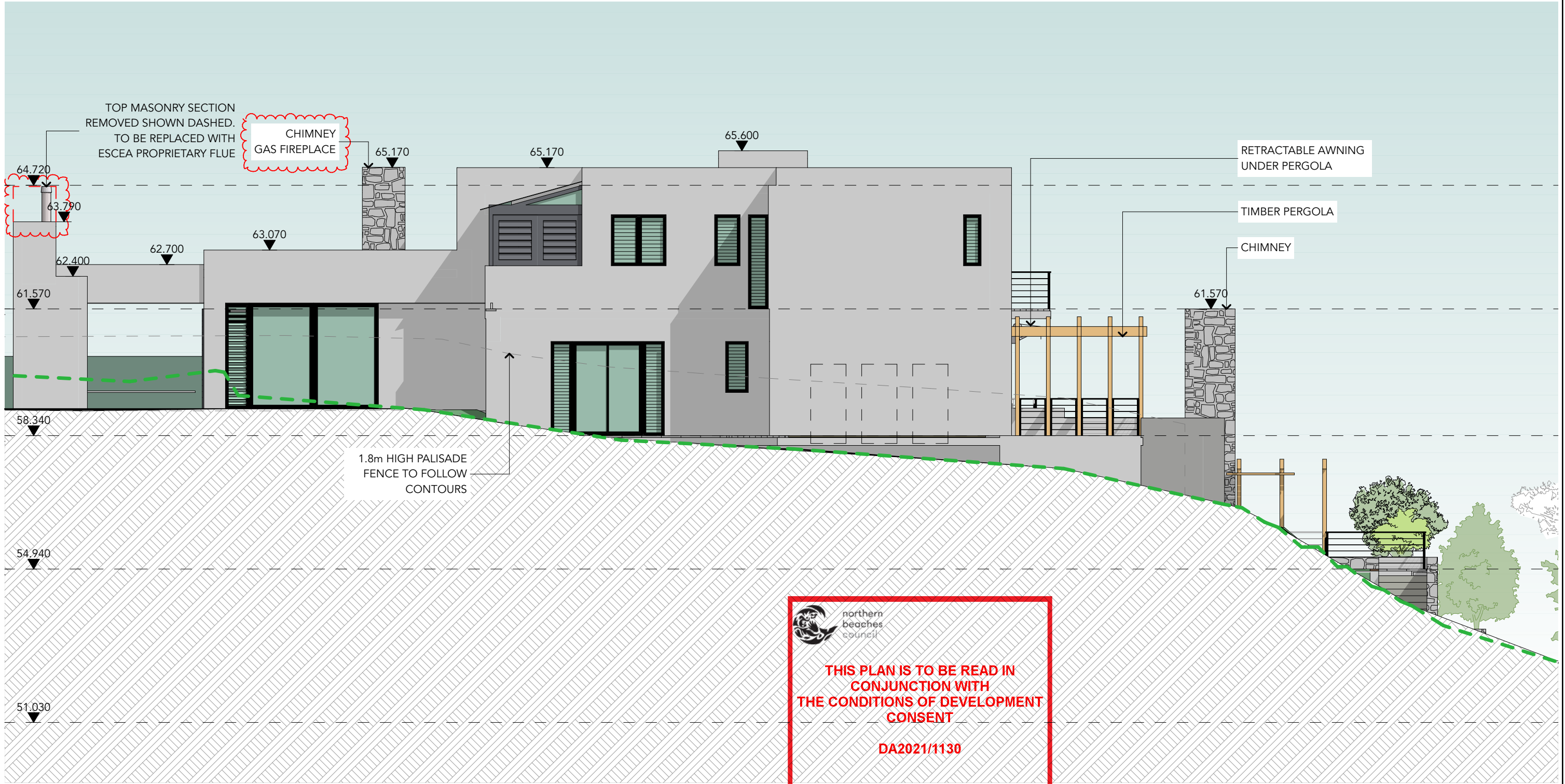


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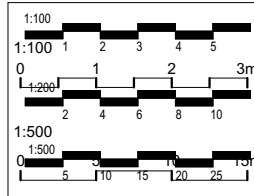
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at  
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DATE ISSUED:		17/9/21
DRAWING TITLE :		
NORTH ELEVATION		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	DA12	B

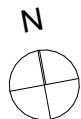


1 SOUTH ELEVATION  
1:100



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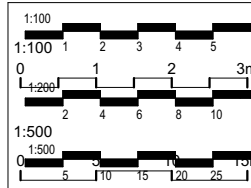
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at  
**1 Tutus Street, Balgowlah Heights**

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



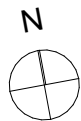


1 EAST ELEVATION  
1:100



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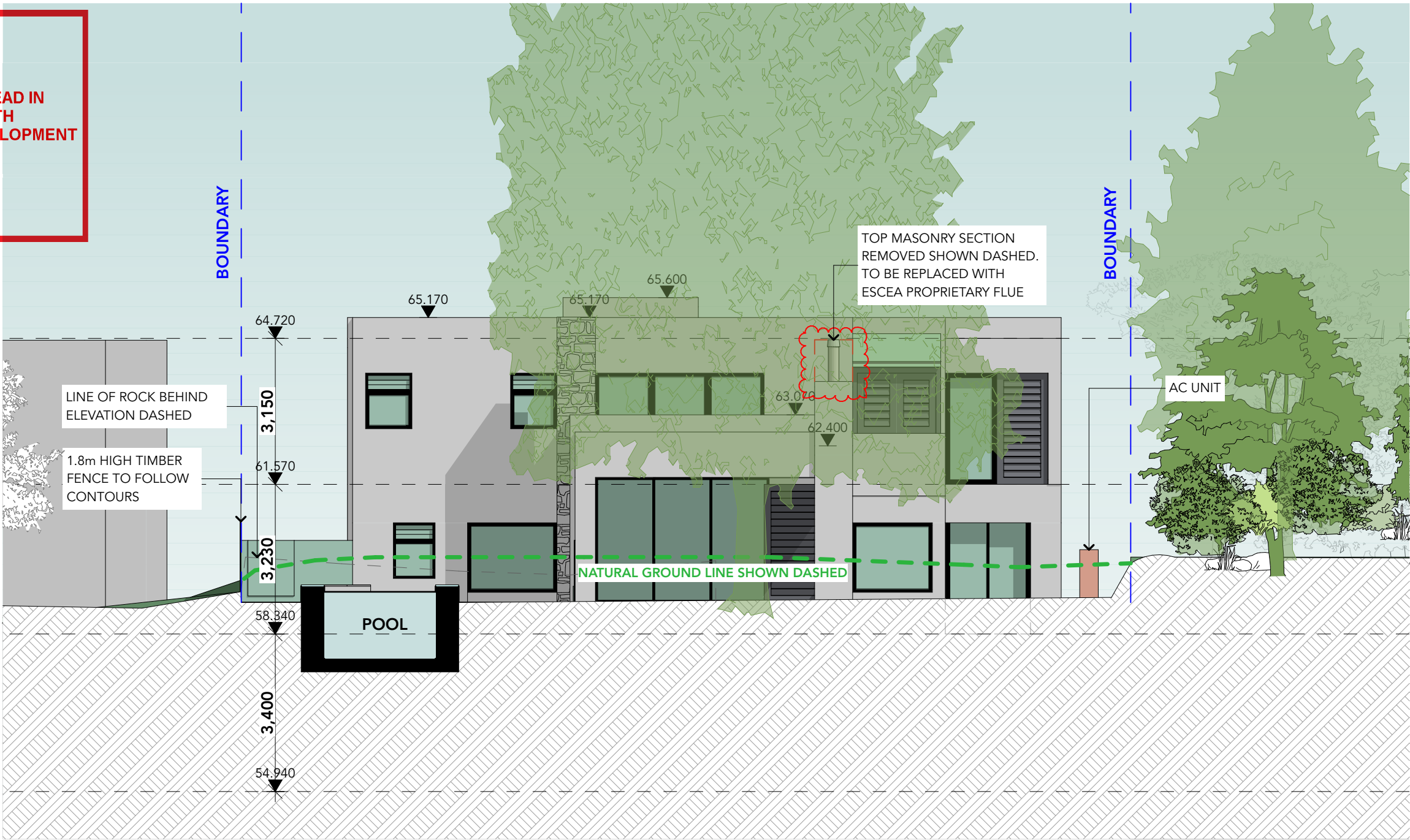
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DRAWING TITLE :		
<b>EAST ELEVATION</b>		
SCALE AT A3	DRAWING NO.	REVISION NO.
1:100	<b>DA14</b>	<b>A</b>



northern  
beaches  
council

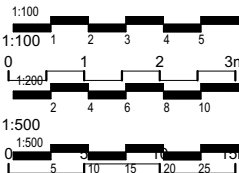
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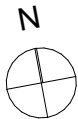
WEST ELEVATION  
1:100



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**achilles apostolellis architecture**

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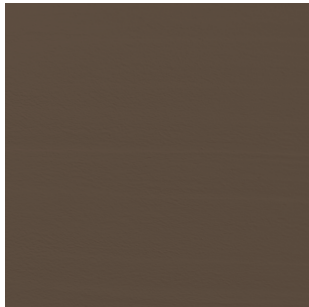
REV	DATE	DESCRIPTION
A	05/07/21	FOR DEVELOPMENT APPLICATION
B	14/09/21	REVISED DEVELOPMENT APPLICATION

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



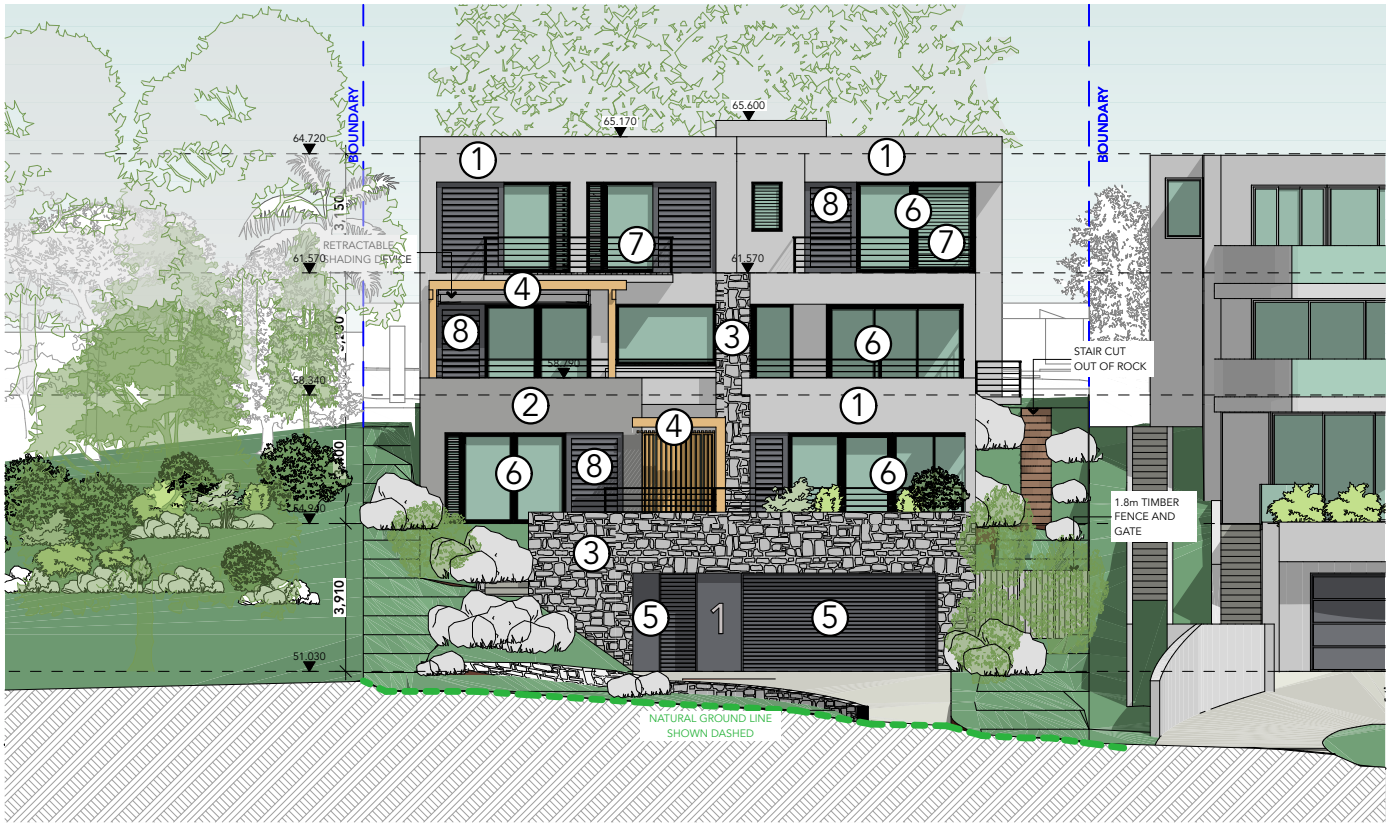
2. AGED METAL FINISH



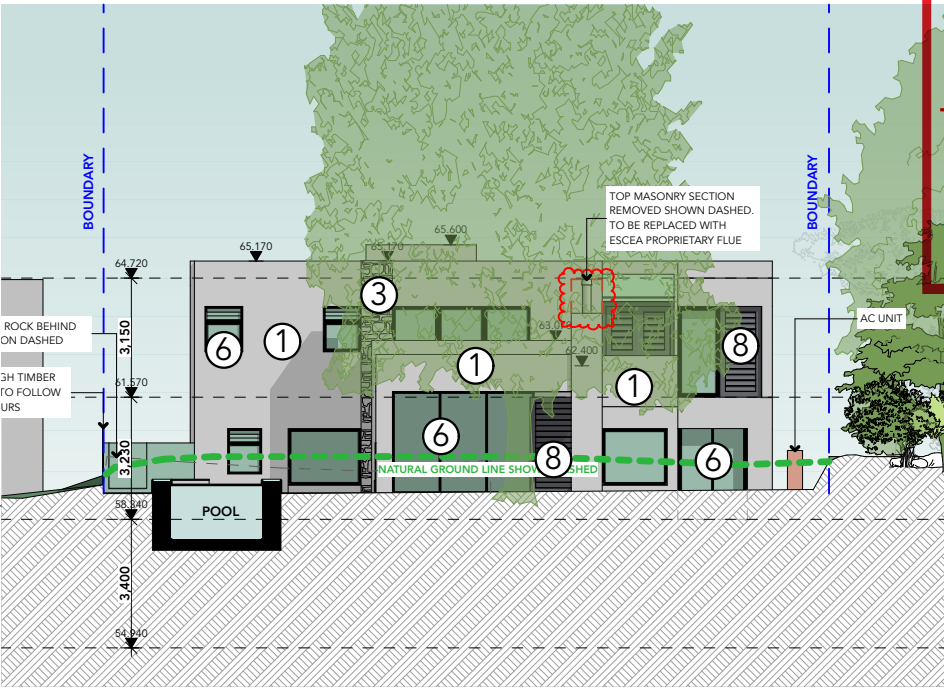
3. STONE CLADDING



4. TIMBER PERGOLA



1 EAST ELEVATION  
1:200

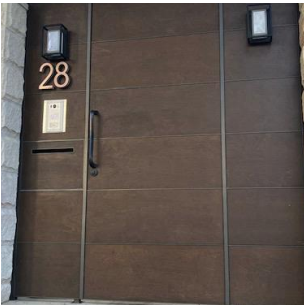


2 WEST ELEVATION  
1:200

 northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2021/1130**



5. AGED METAL FINISH



6. ALUMINIUM FRAMED  
GLAZING

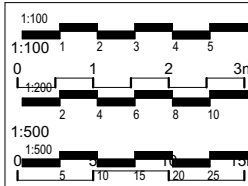


7. HORIZONTAL CABLE  
BALUSTRADE



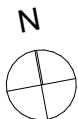
8. ALUMINIUM SLIDING  
SHUTTER

THIS DRAWING TO BE USED FOR DEVELOPMENT APPLICATION ONLY




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