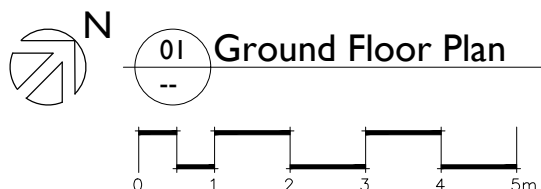
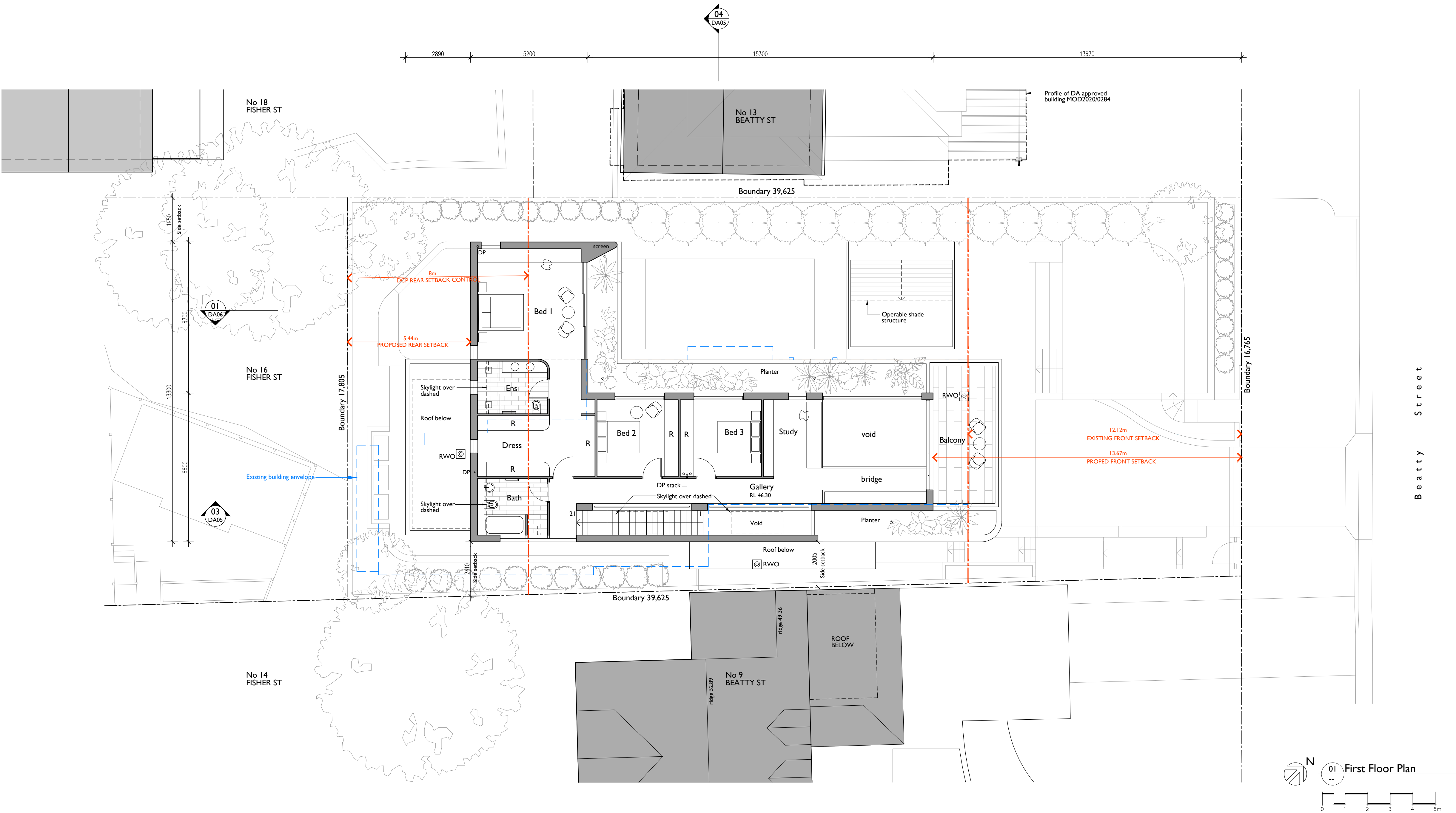


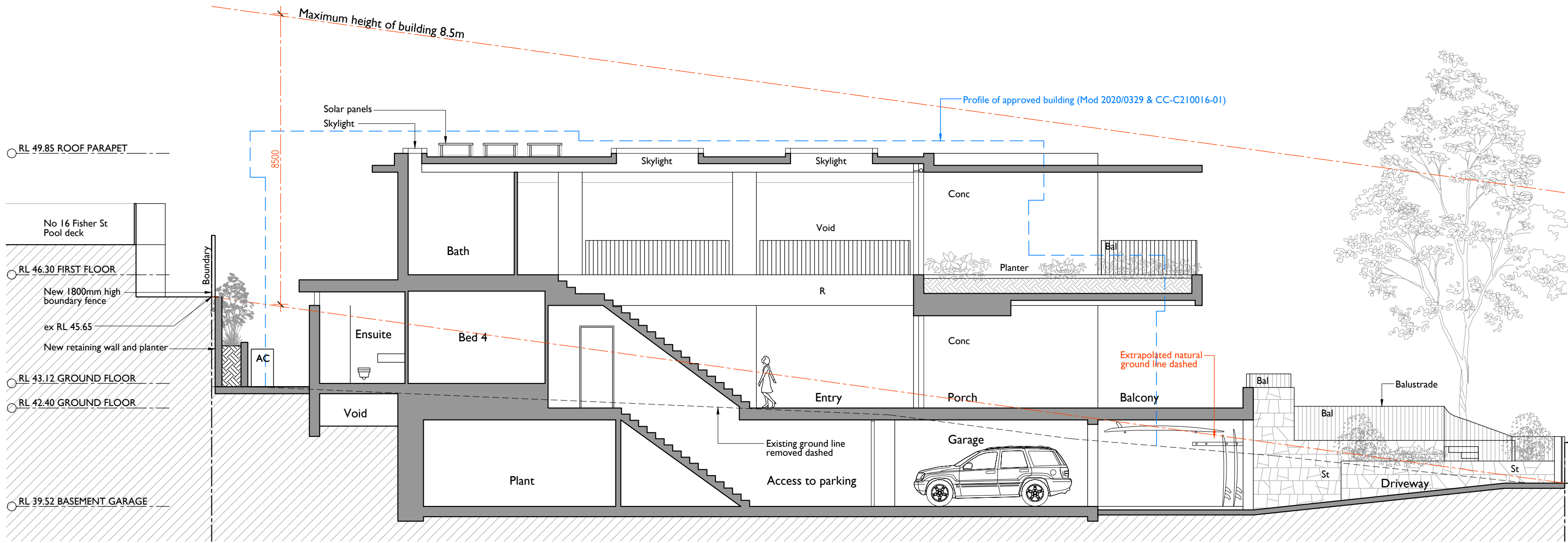
notes	issue	amendment	date issued	project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021	11 Beatty Street Balgowlah Heights	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 02	issue	A	
				LawtonHurley Architecture Interiors Planning Studio 303, 30-36 Bay St Double Bay NSW 2008 T 61 2 9390 5300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address					
					drawing	BASEMENT GARAGE FLOOR PLAN				



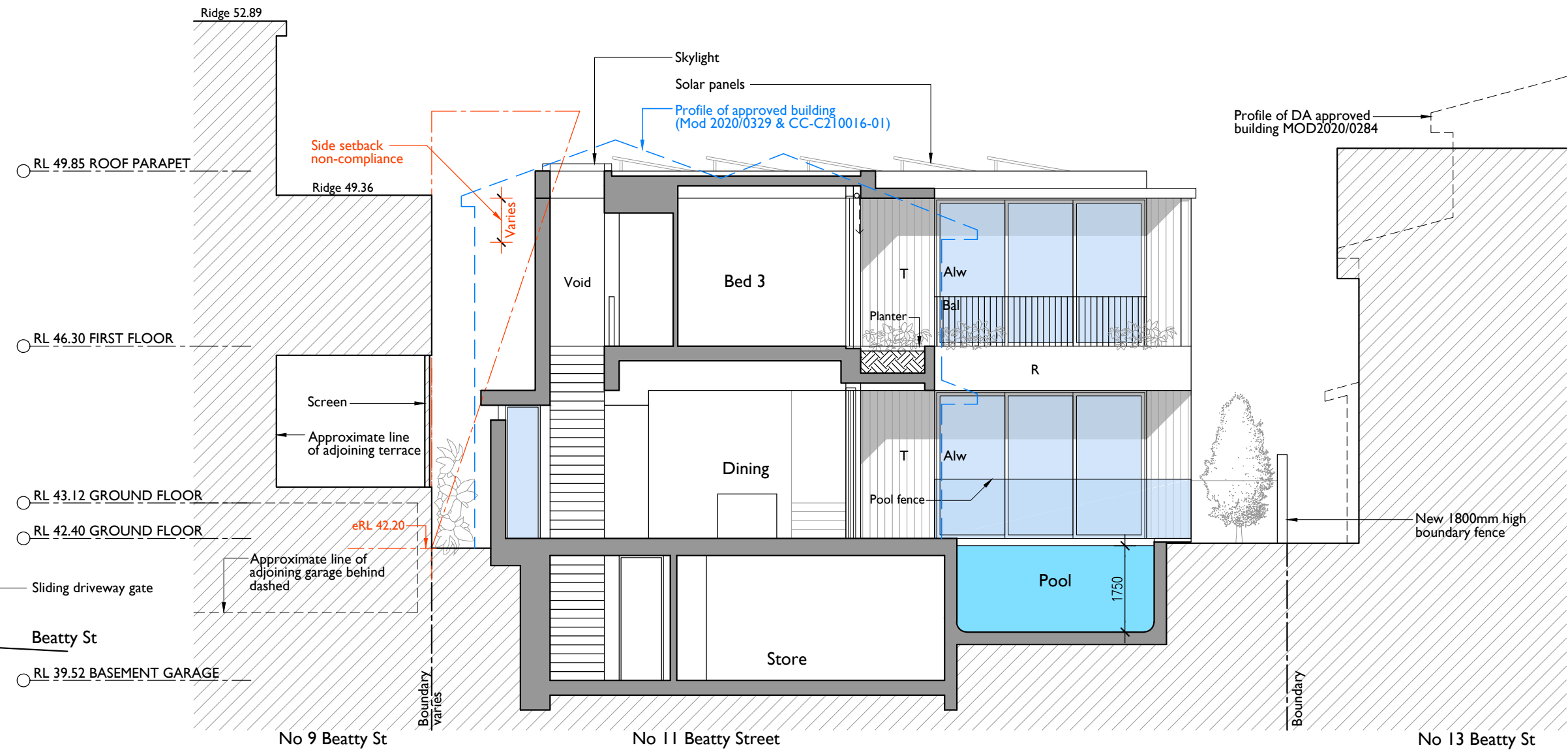
notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights										LawtonHurley Architecture Interiors Planning Studio 303, 30-36 Bay St Double Bay NSW 2028 T 61 2 9360 2300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665			project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn		job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021											address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 03	issue	A					
														drawing	GROUND FLOOR PLAN									



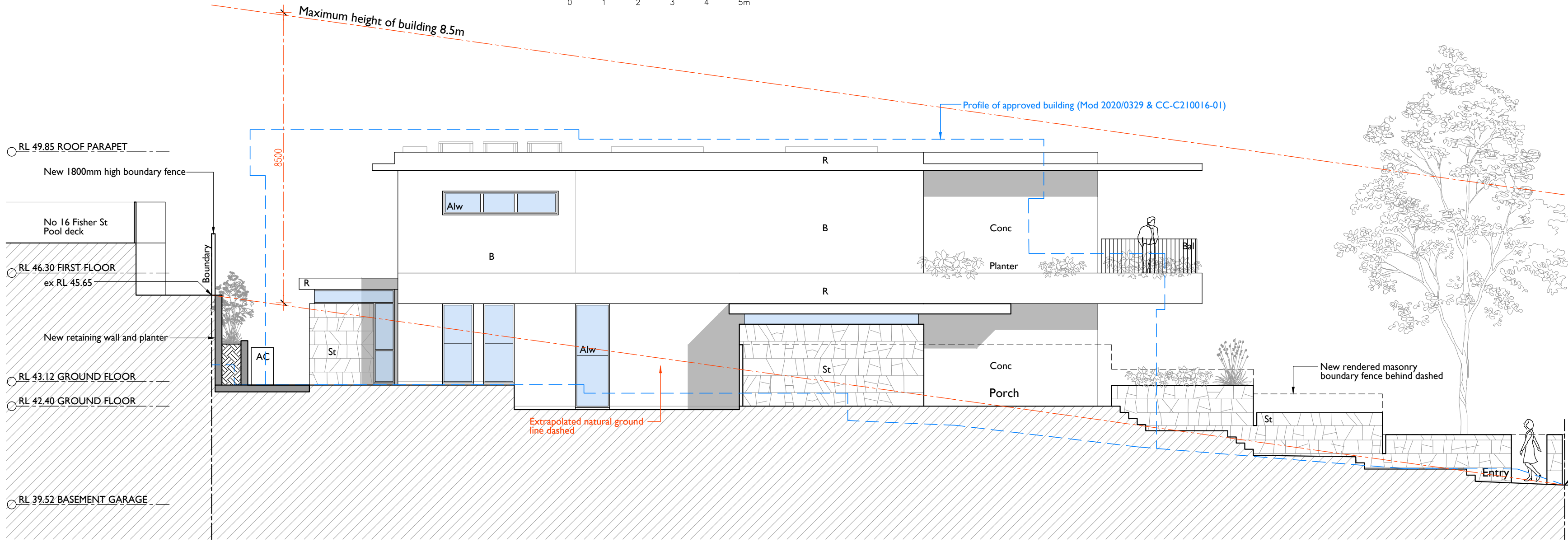
notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights				project	PROPOSED NEW DWELLING		scale	1:100 @ A1	drawn	job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021					address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093		dwg no	DA 04		issue	A
								drawing	FIRST FLOOR PLAN						



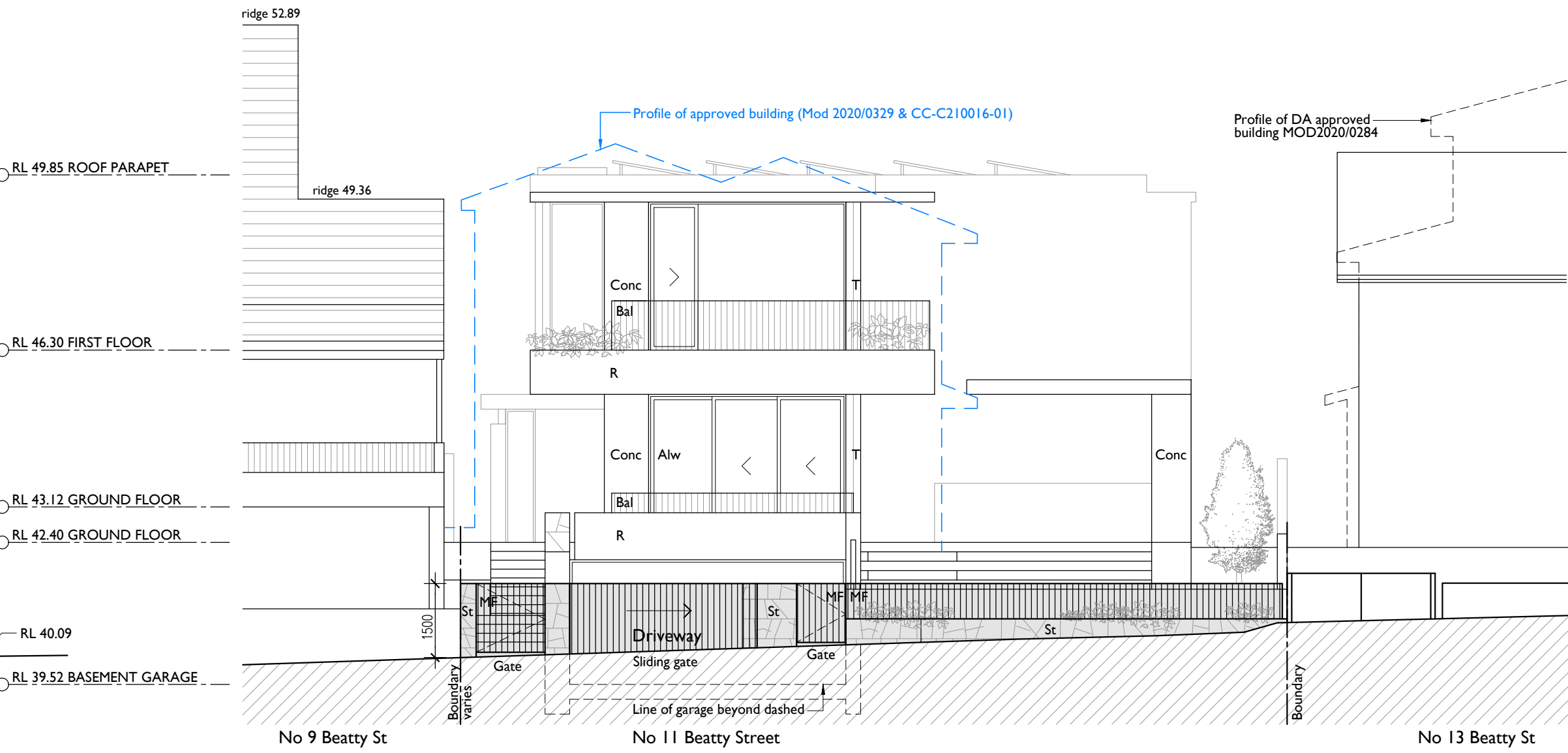
03 Long Section
-- looking north west
0 1 2 3 4 5m



04 Short Section
-- looking south west
0 1 2 3 4 5m

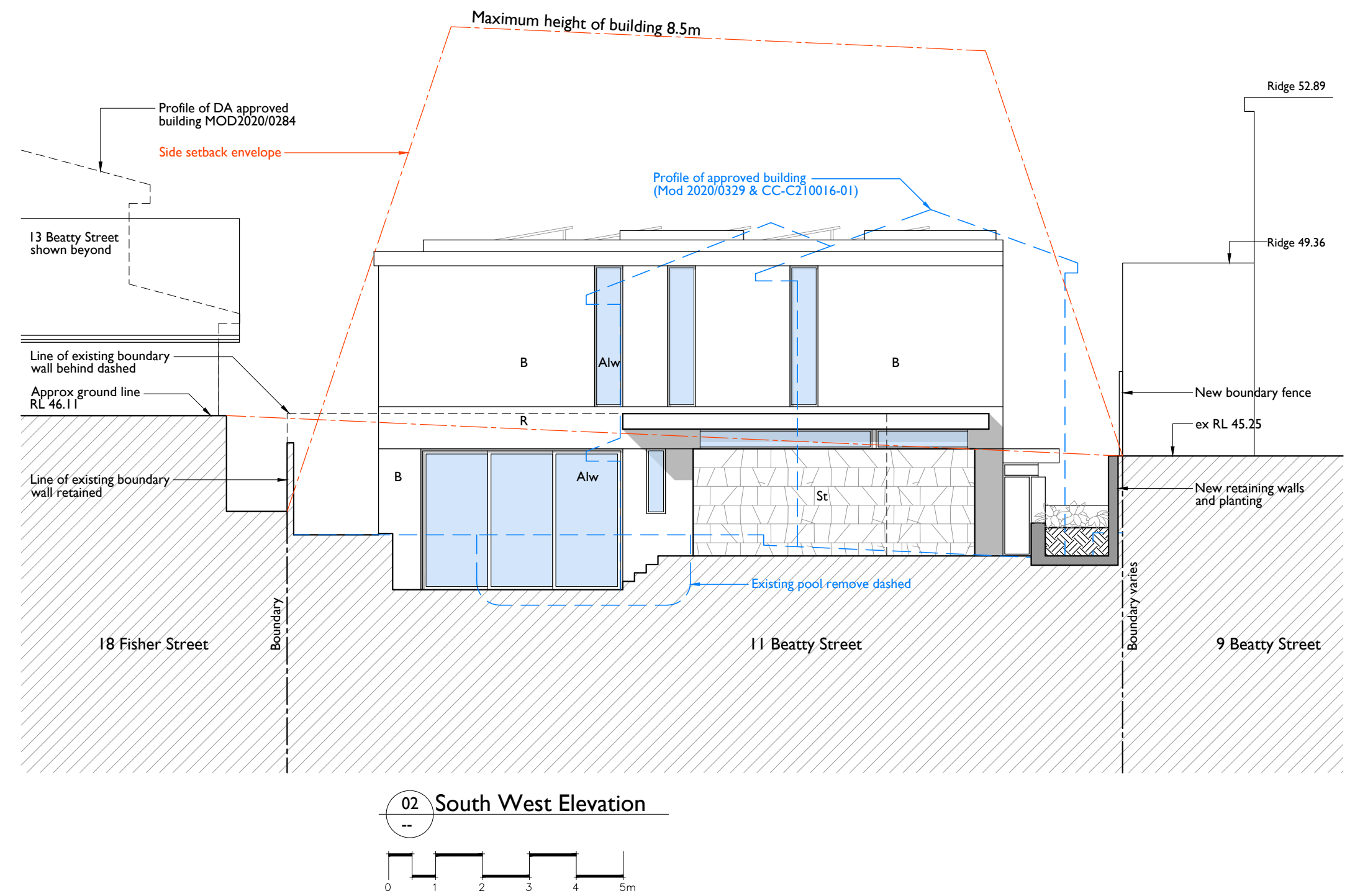
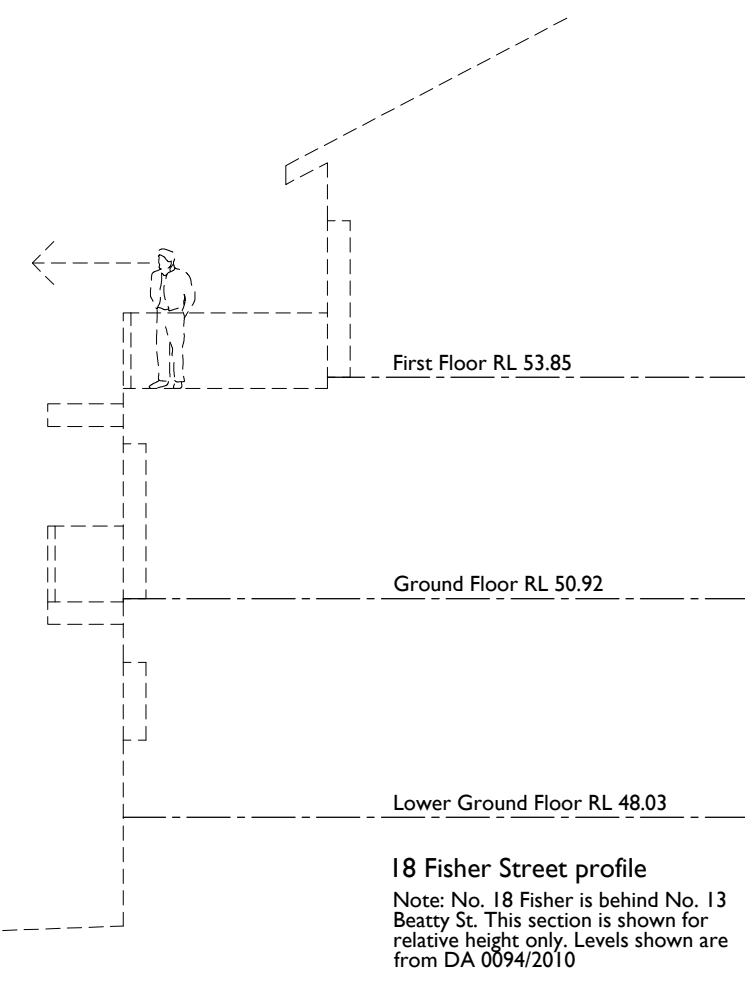
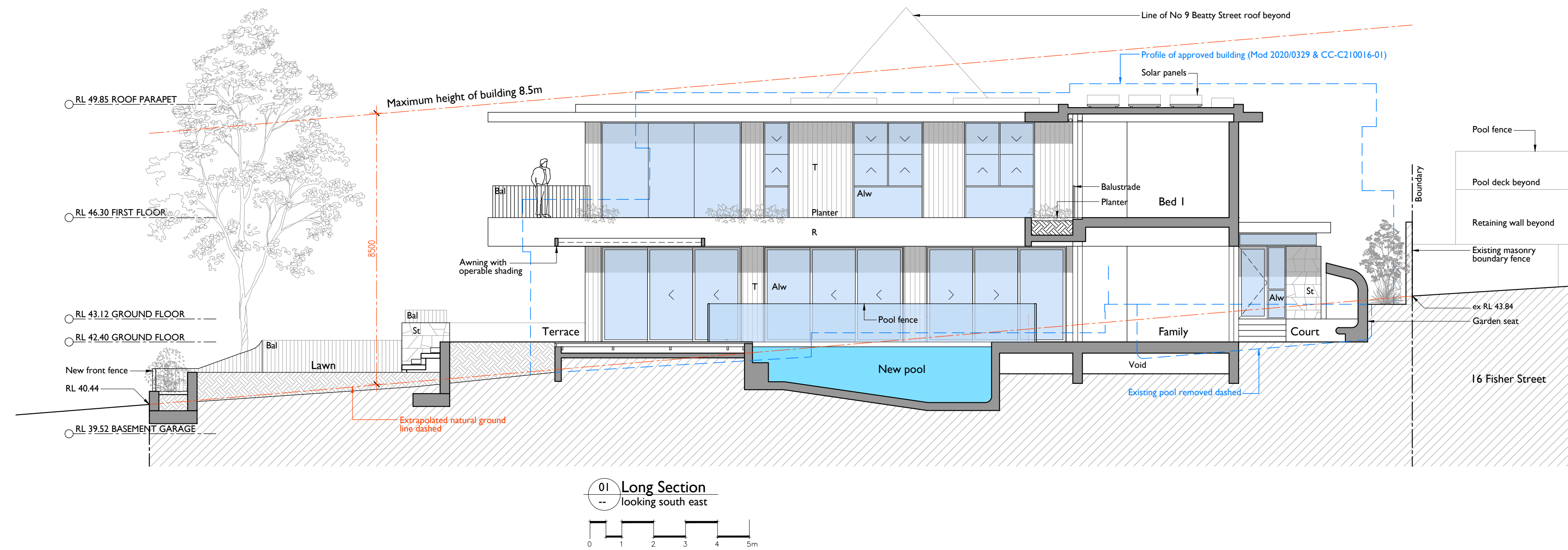
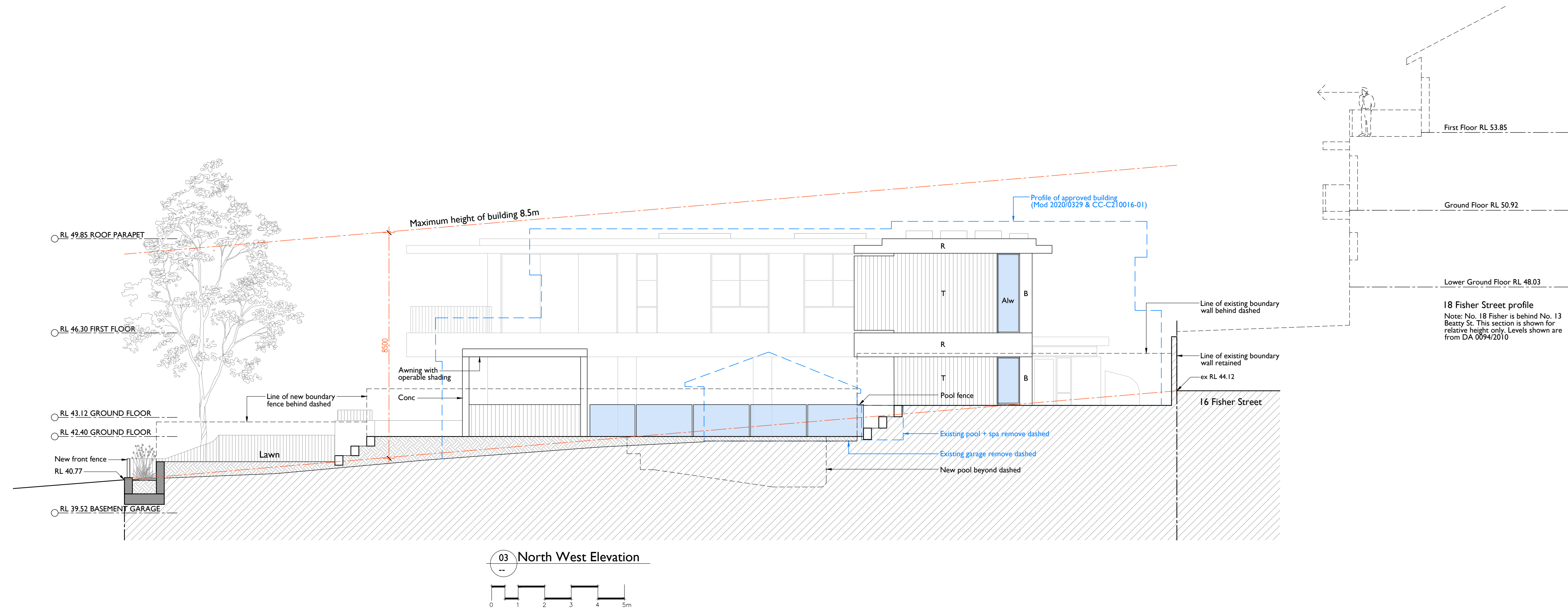


01 South East Elevation
-- from side entry
0 1 2 3 4 5m



02 North East Elevation
-- from Beatty Street
0 1 2 3 4 5m

notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights				project	PROPOSED NEW DWELLING		scale	1:100 @ A1	drawn	job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021					address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093		dwg no	DA 05		issue	A
								drawing	SECTIONS & ELEVATIONS						



notes	issue	amendment	date issued					project	PROPOSED NEW DWELLING		scale	1:100 @ A1	drawn	job no	j 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 3665	A	DEVELOPMENT APPLICATION	NOV 2021					address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093		dwg no			issue	A
								drawing	SECTIONS & ELEVATIONS		DA 06				

11 Beatty Street Balgowlah Heights

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lawtonhurley.com.au
ABN 94 105 274 235
Doug Lawton Architect No 3665

project

address

drawing

PROPOSED NEW DWELLING

11 BEATTY STREET

BALGOWLAH HEIGHTS 2093

SECTIONS & ELEVATIONS

scale

1:100 @ A1

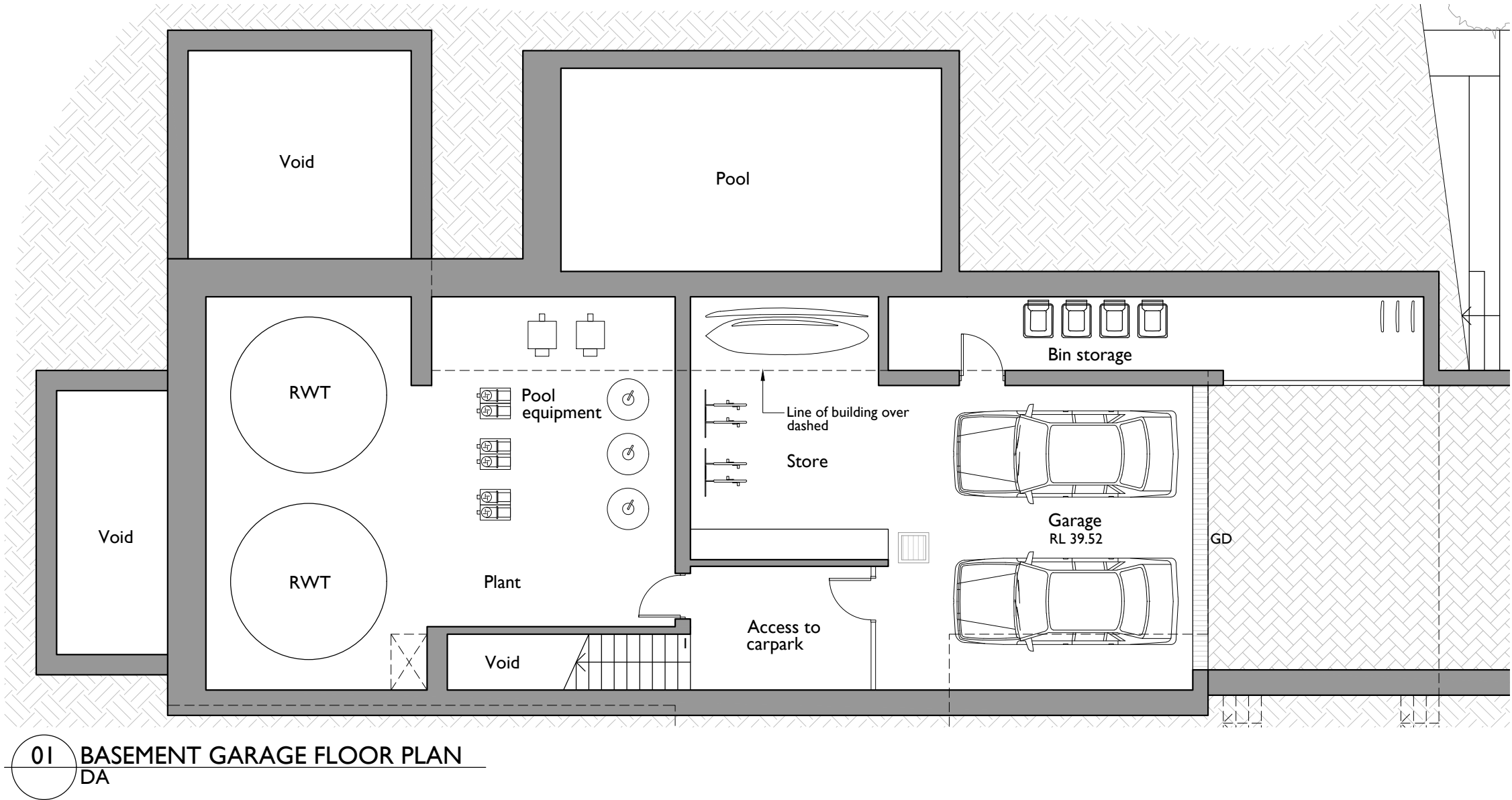
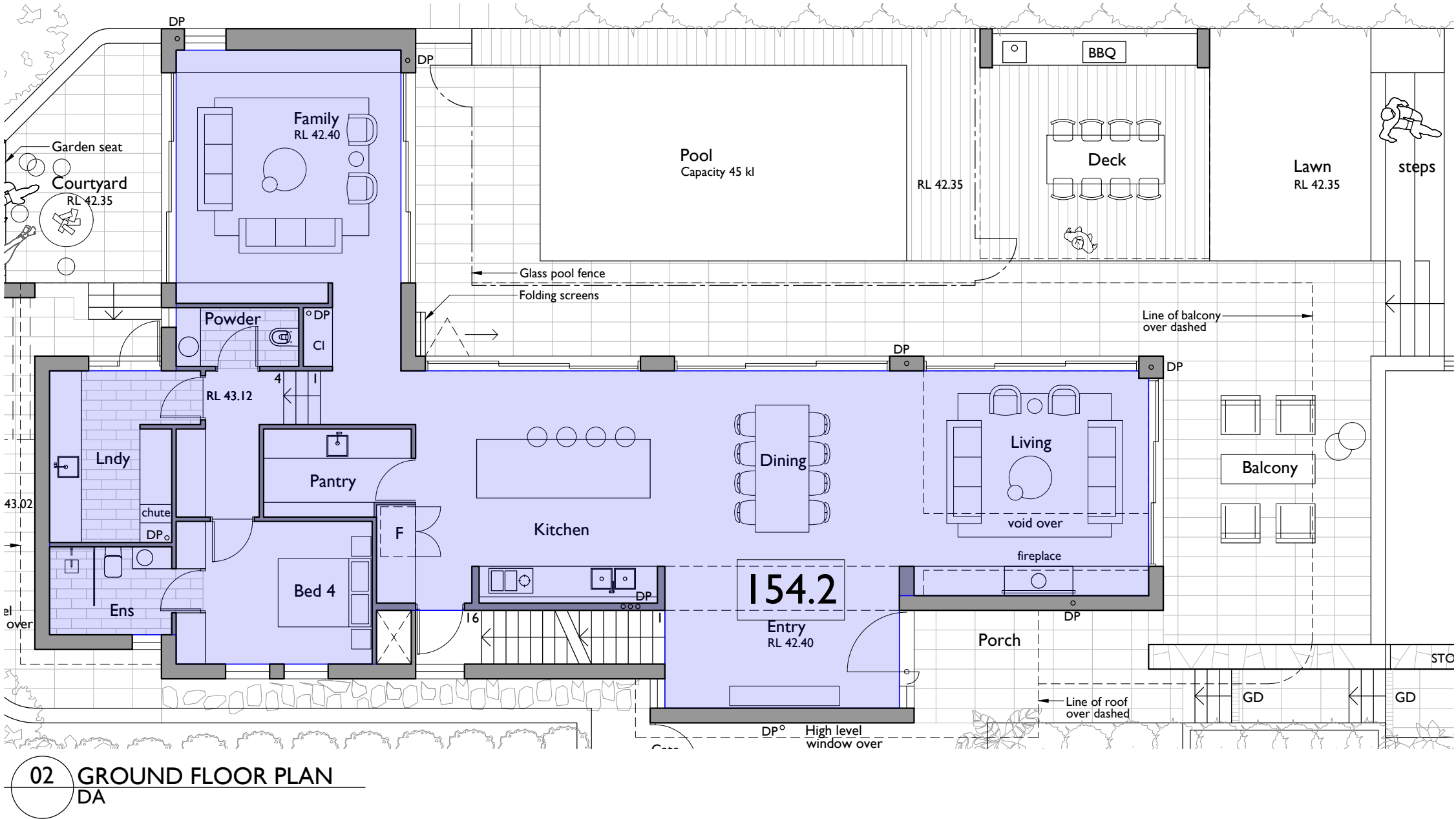
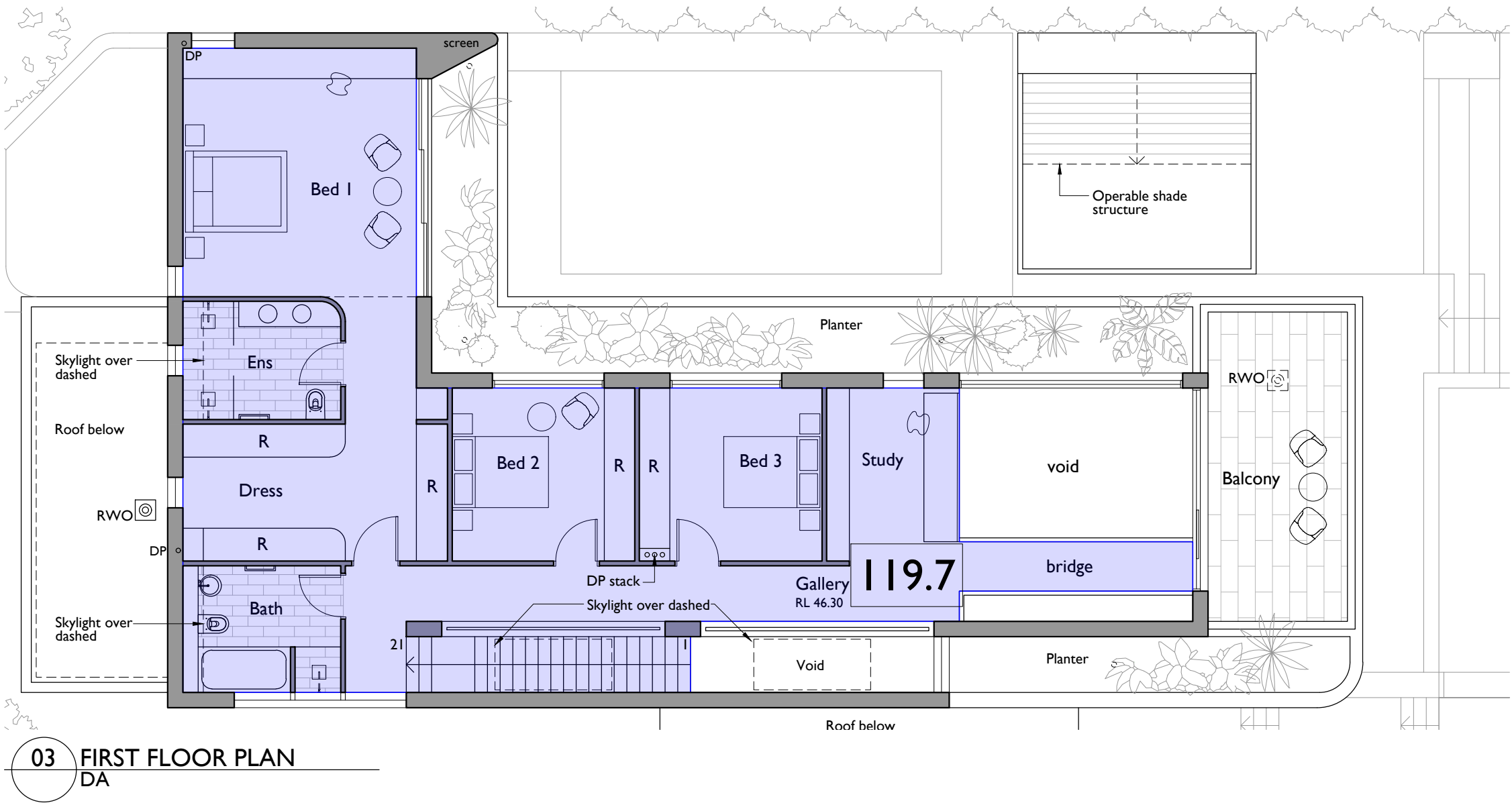
drawn

job no

j 307

issue

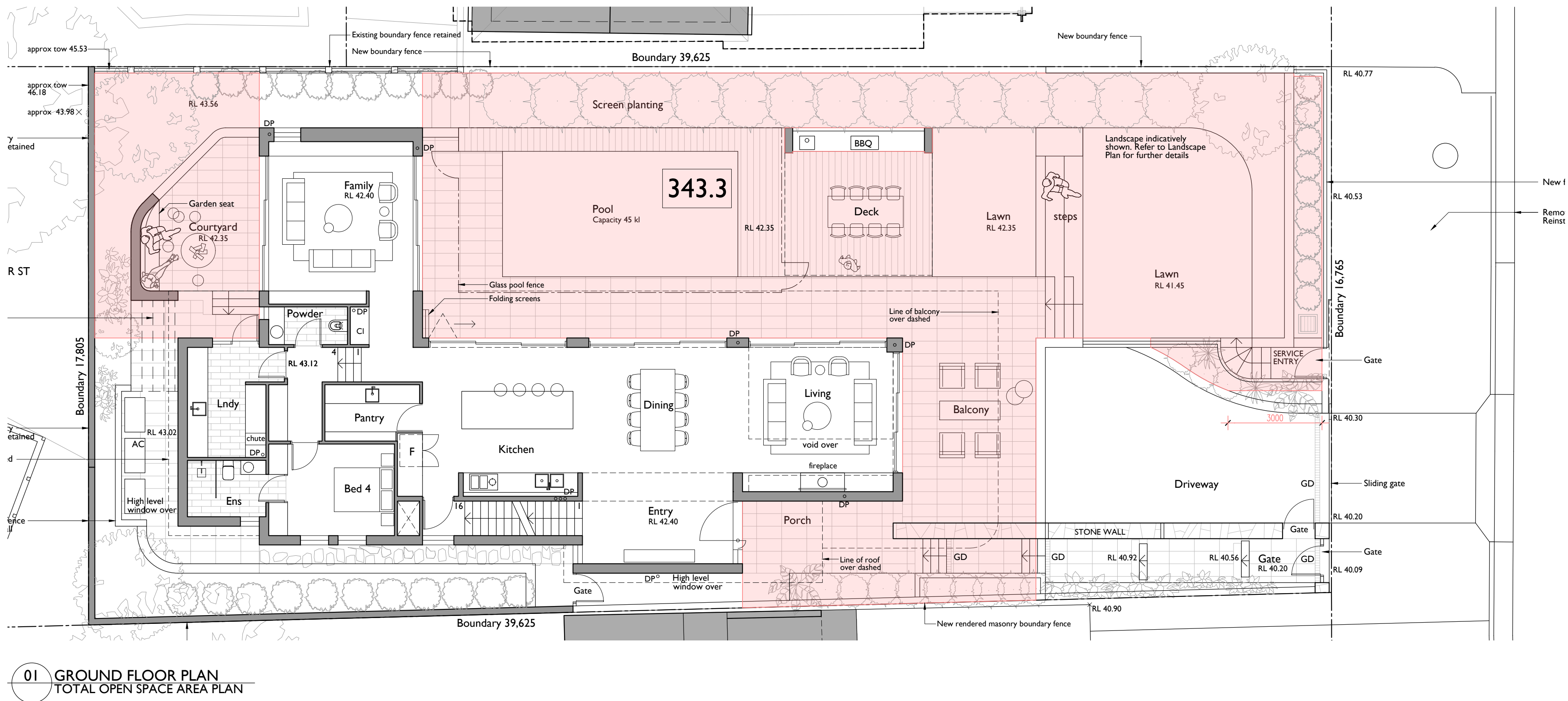
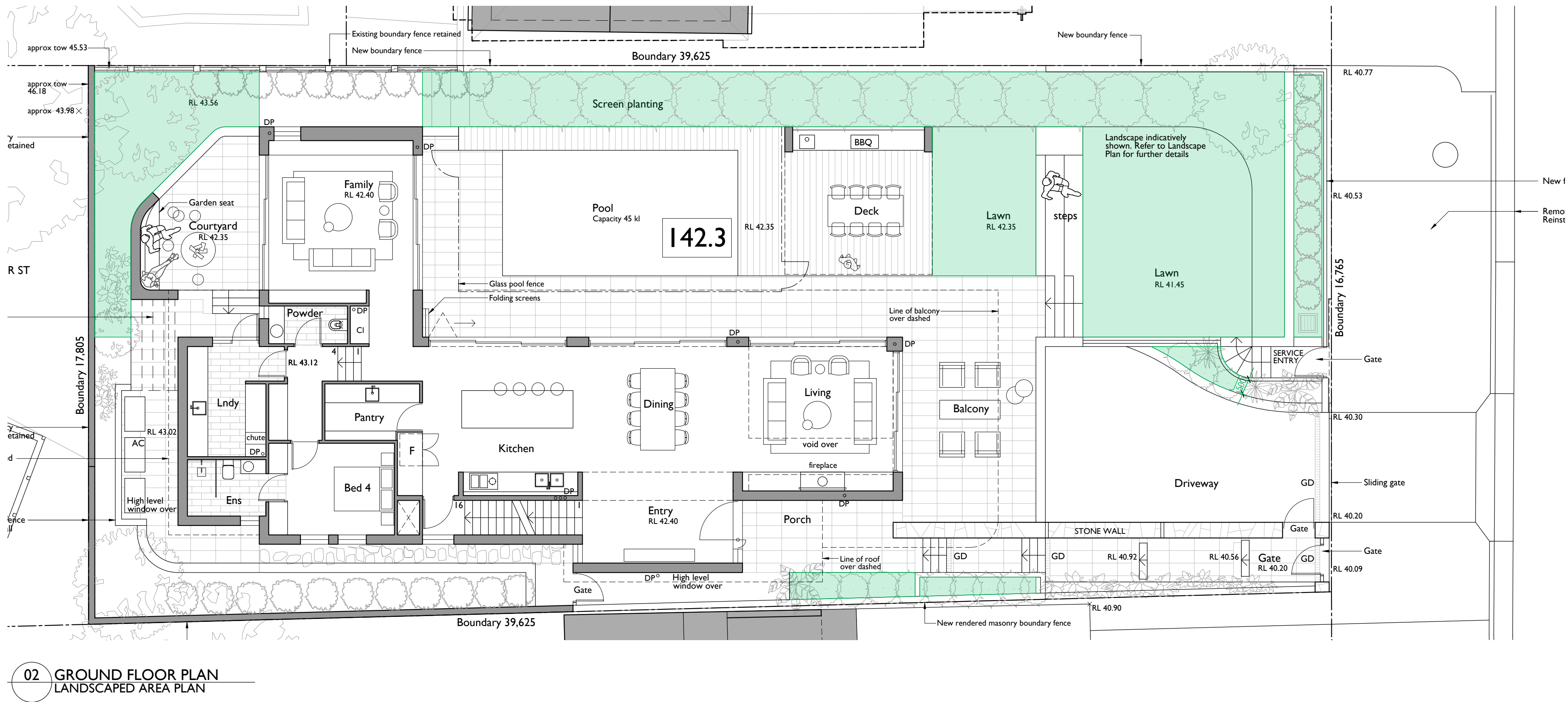
A



FLOOR SPACE RATIO DIAGRAM	
SITE AREA	684.8
MAXIMUM FSR	0.4 : 1
MAXIMUM ALLOWABLE GFA	273.9
LEVEL	GROSS FLOOR AREA (SQM)
BASEMENT	-
GROUND	154.2
FIRST	119.7
TOTAL	273.9
PROPOSED FSR	0.4 : 1

GROSS FLOOR AREA

notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights				project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021					LawtonHurley Architecture Interiors Planning	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	AR 01		issue	A
								Studio 303, 30-36 Bay St Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	FLOOR SPACE RATIO DIAGRAM					



LANDSCAPED AREA	
LANDSCAPED AREA TO BE AT LEAST 40% OF PROPOSED TOTAL OPEN SPACE	
PROPOSED TOTAL OPEN SPACE	343.3 m ²
MINIMUM % TO BE LANDSCAPED AREA	40%
MINIMUM LANDSCAPE AREA	137.3 m ²
	PROPOSED
PROPOSED LANDSCAPED AREA	142.3
PROPOSED % LANDSCAPE AREA	41%

LANDSCAPED AREA

TOTAL OPEN SPACE AREA	
OS4	
SITE AREA	684.7 m ²
MINIMUM TOTAL OPEN SPACE AREA	410.8 m ²
MINIMUM % TOTAL OPEN SPACE	60%
	PROPOSED
TOTAL OPEN SPACE AREA	343.3
% TOTAL OPEN SPACE	50%

TOTAL OPEN SPACE

notes	issue	amendment	date issued
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021

11 Beatty Street Balgowlah Heights

LawtonHurley
Architecture Interiors Planning

project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J 307
address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	AR 02		issue	A
drawing	TOTAL OPEN SPACE AND LANDSCAPED AREA PLAN					