

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 3665	A B	DEVELOPMENT APPLICATION AMENDMENTS AS CLOUDED, INCLUDING INCREASED REAR SETBACK	NOV 2021 APR 2022

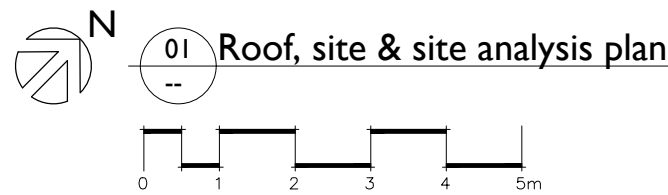
11 Beatty Street Balgowlah Heights

LawtonHurley
Architecture Interiors Planning

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 3665

project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J 307
address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 01		issue	B
drawing	ROOF, SITE + SITE ANALYSIS PLAN					

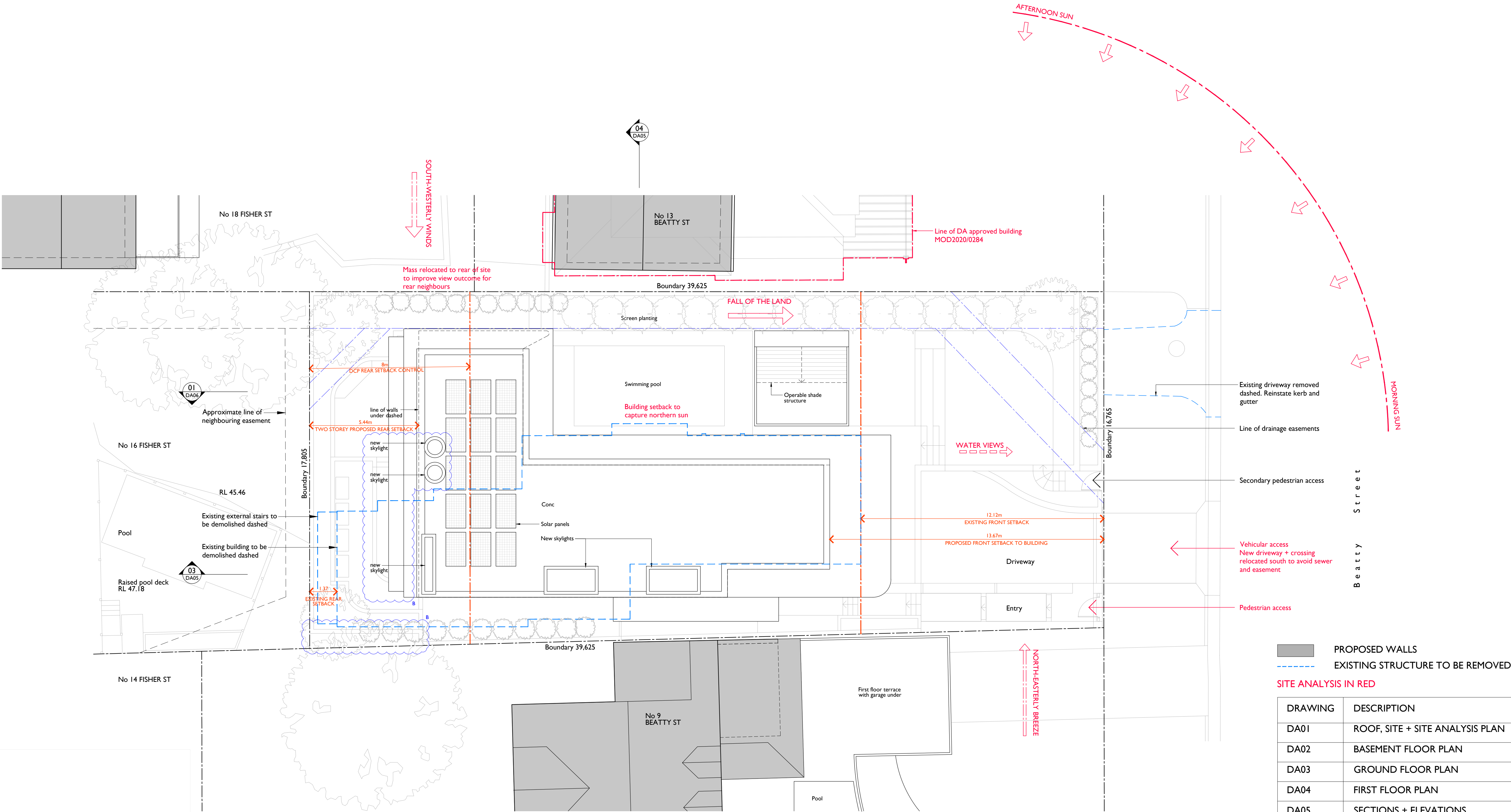
C:\p\p\11beatty\11beatty.dwg (11beatty.dwg) 11/11/2021 10:00:00 AM 11/11/2021 10:00:00 AM 11/11/2021 10:00:00 AM 11/11/2021 10:00:00 AM



BASIX NOTES - CERTIFICATE No 12475615	Energy Commitments
Landscape Applicant must plant indigenous or low water species of vegetation throughout 70% of the site. Alternative water Applicant must install a rainwater tank of at least 3,000L's on site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. Swimming pool The swimming pool must not have a volume greater than 45 kilolitres & it must be outdoors. Simulation method The applicant must construct the floors & walls of the dwelling in accordance with the specifications listed below concrete slab on ground - All or part of the floor area suspended floor above garage - All or part of floor area	Hot Water: The application must install the following hot water system in the development, or a system with a higher energy rating, gas instantaneous with a performance of 5 stars Natural lighting The applicant must install a window &/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window &/or skylight in 3 bedrooms/toilets in the development for natural lighting Alternative energy The applicant must install a photovoltaic system with the capacity to generate at least 3.2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system

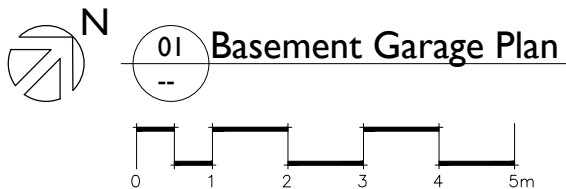
LEGEND	
Alw	Aluminium framed window
B	Brick
Bal	Black metal balustrade
DP	Downpipe
GD	Grated drains
MF	Black metal fence
R	Render and painted
RWO	Rainwater outlet
RWT	Rainwater tank
St	Stone cladding
T	Timber cladding

DRAWING	DESCRIPTION
DA01	ROOF, SITE + SITE ANALYSIS PLAN
DA02	BASEMENT FLOOR PLAN
DA03	GROUND FLOOR PLAN
DA04	FIRST FLOOR PLAN
DA05	SECTIONS + ELEVATIONS
DA06	SECTIONS + ELEVATIONS
DA07	ELEVATIONS
AR01	FLOOR SPACE RATIO DIAGRAM
AR02	TOTAL OPEN SPACE & LANDSCAPED AREA DIAGRAM
SH01	SHADOW DIAGRAMS 9AM JUNE 21ST
SH02	SHADOW DIAGRAMS 12PM JUNE 21ST
SH03	SHADOW DIAGRAMS 3PM JUNE 21ST

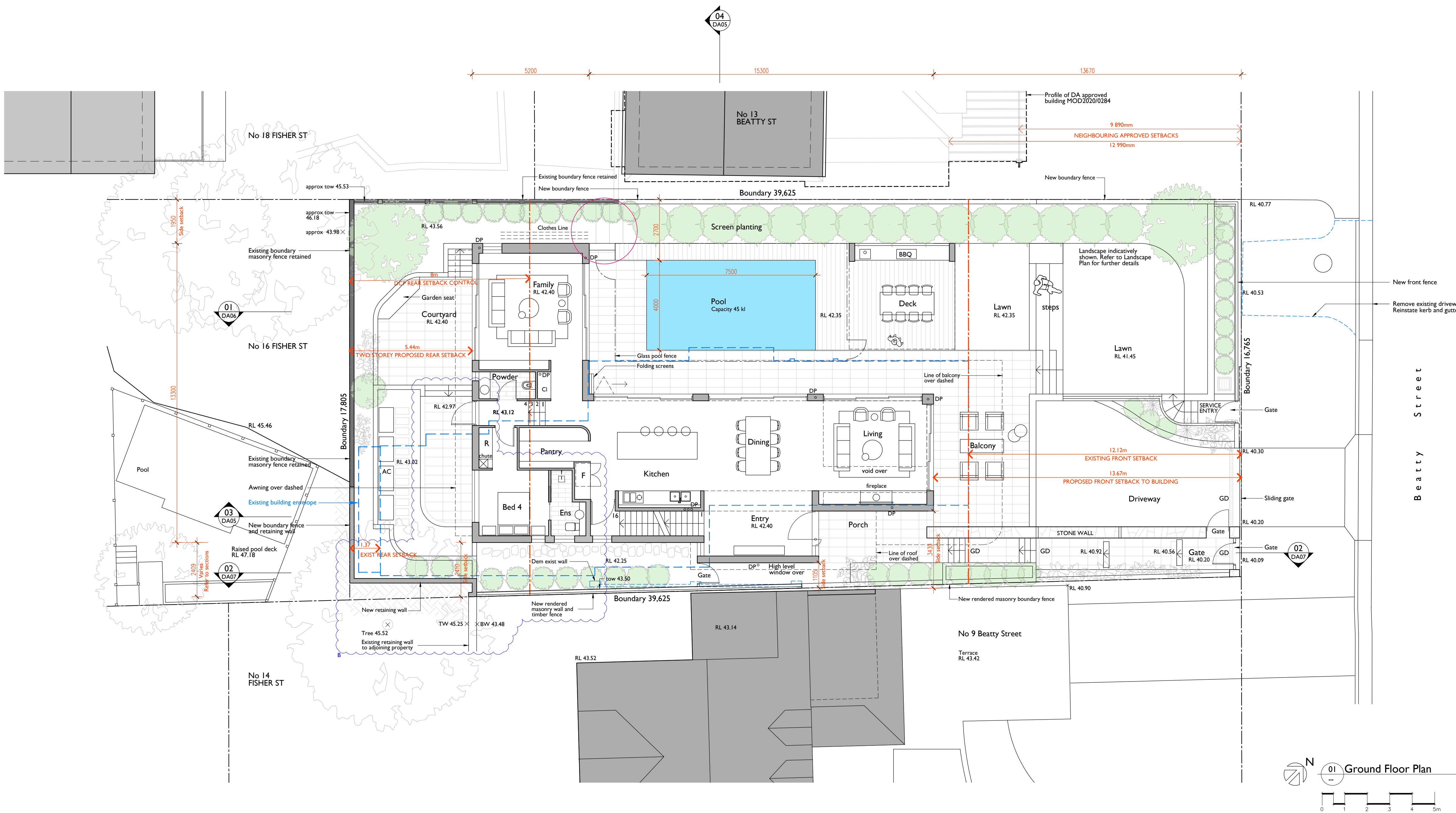


PROPOSED WALLS
EXISTING STRUCTURE TO BE REMOVED

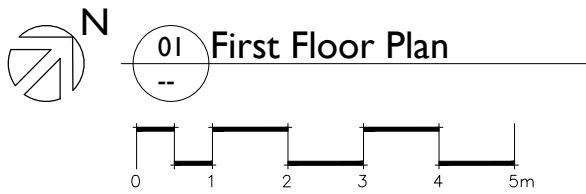
SITE ANALYSIS IN RED



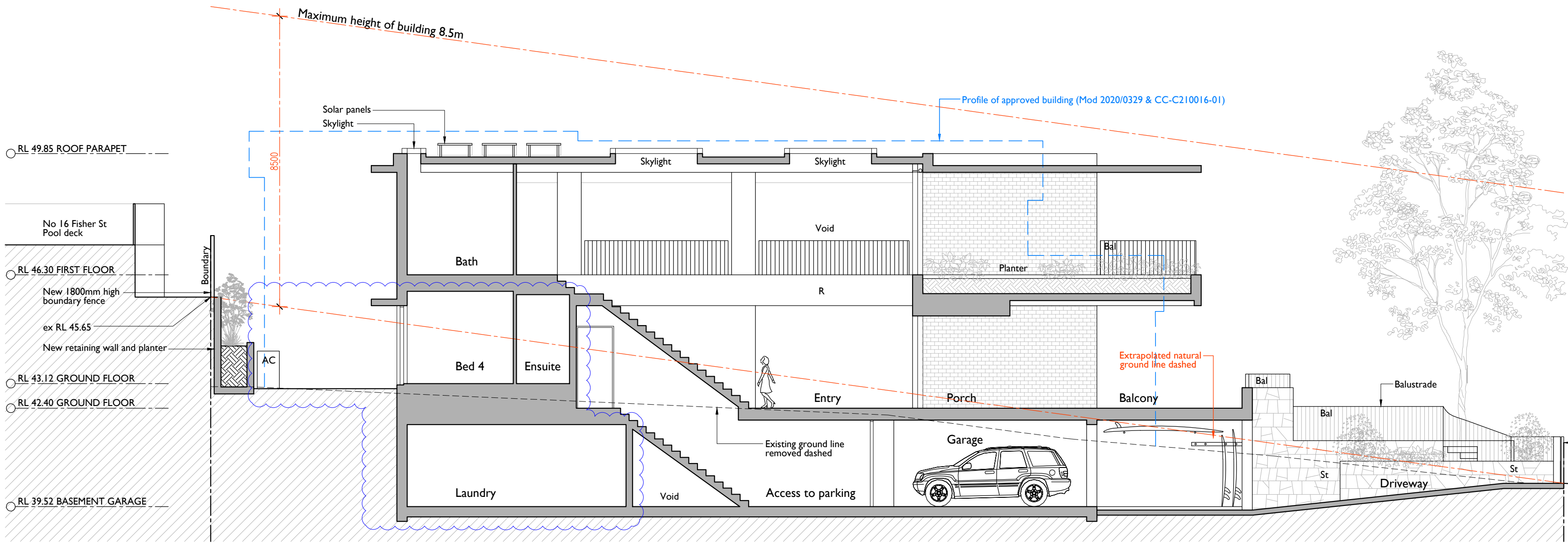
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					address 11 BEATTY STREET BALGOWLAH HEIGHTS 2093 drawing BASEMENT GARAGE FLOOR PLAN			dwg no	DA 02	B



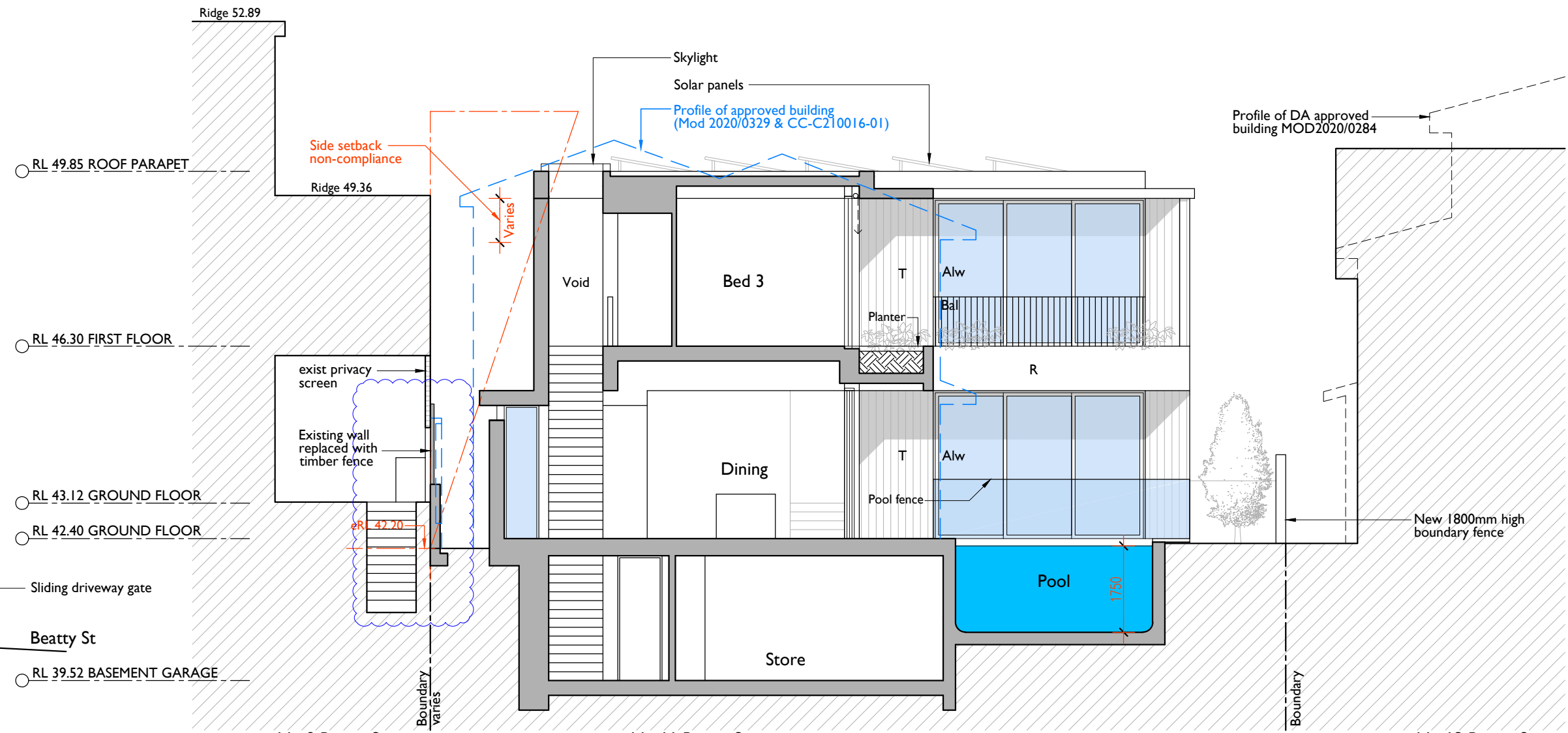
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								Studio 303, 30-36 Bay St Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	GROUND FLOOR PLAN						



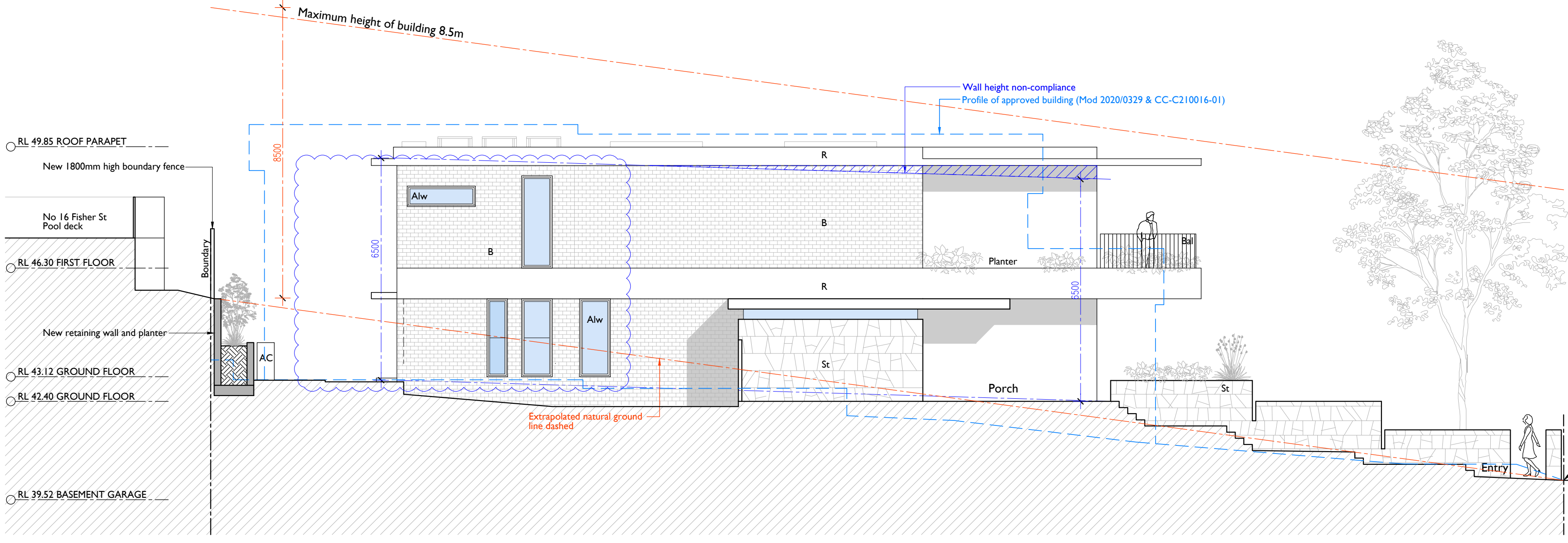
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							drawing	FIRST FLOOR PLAN						



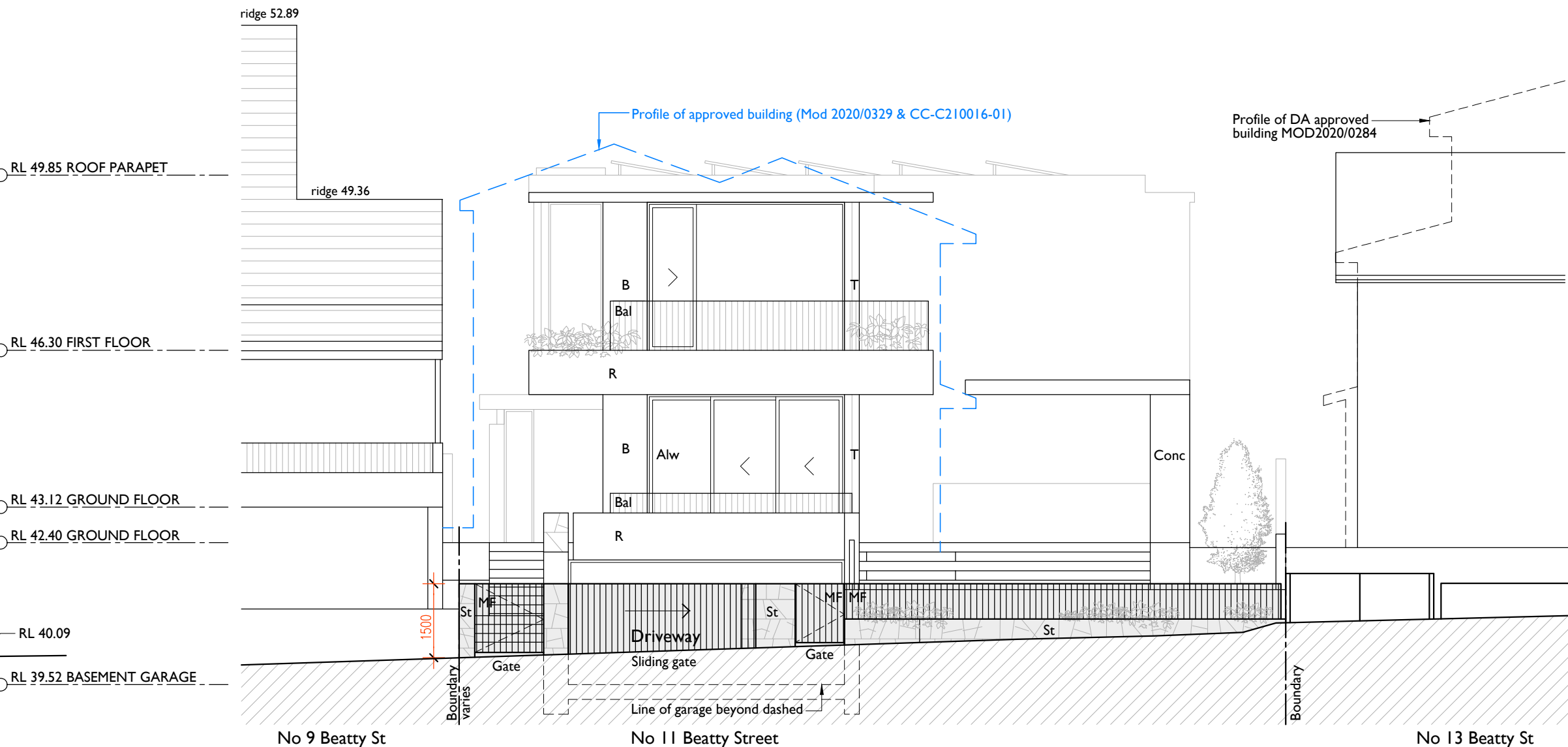
03 Long Section
-- looking north west



04 Short Section
-- looking south west

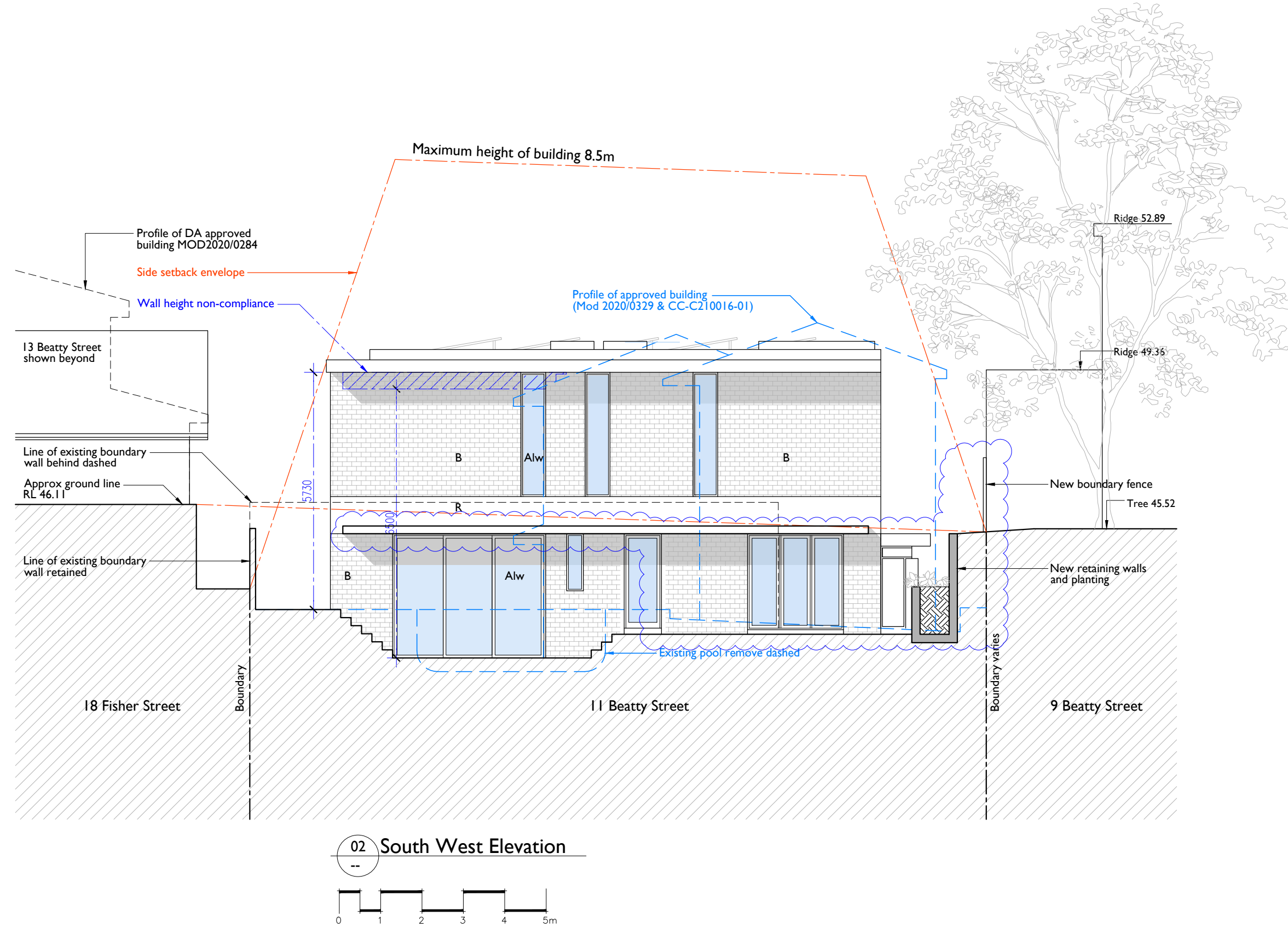
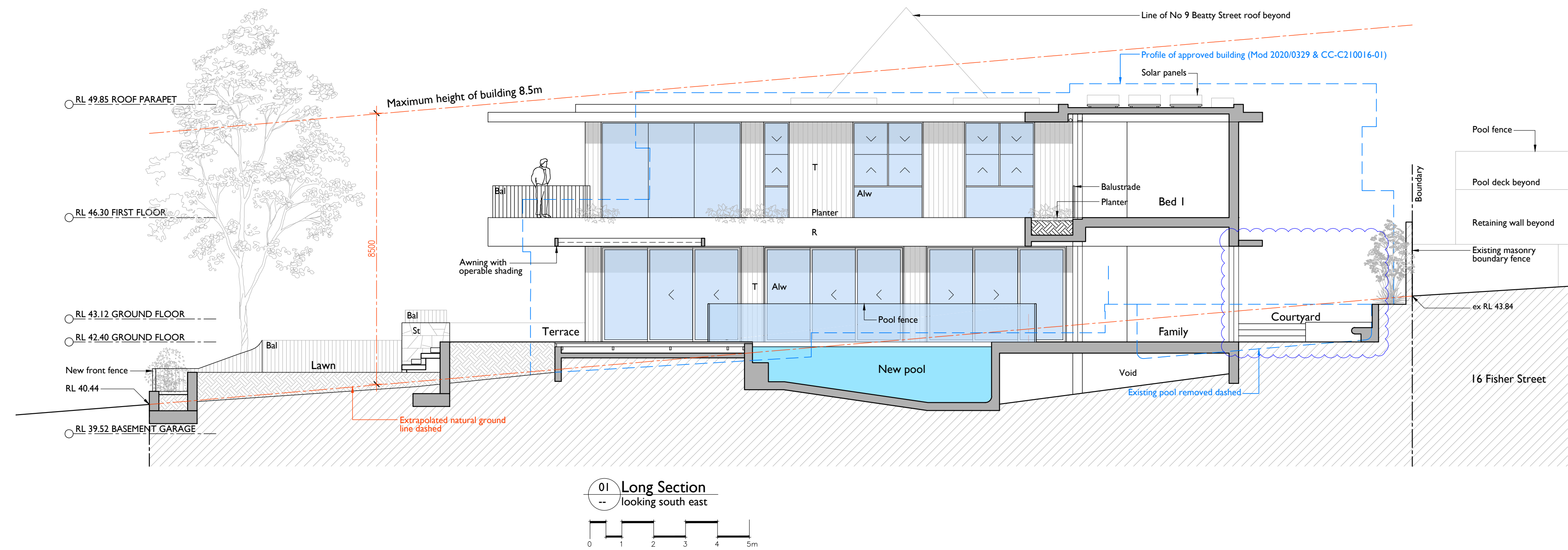
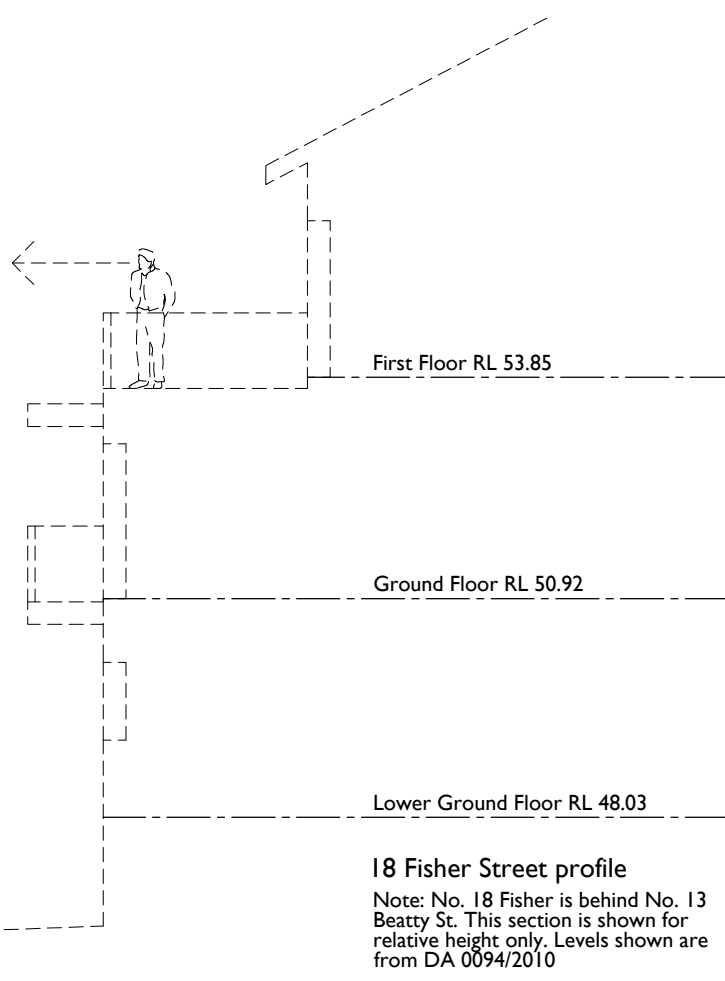
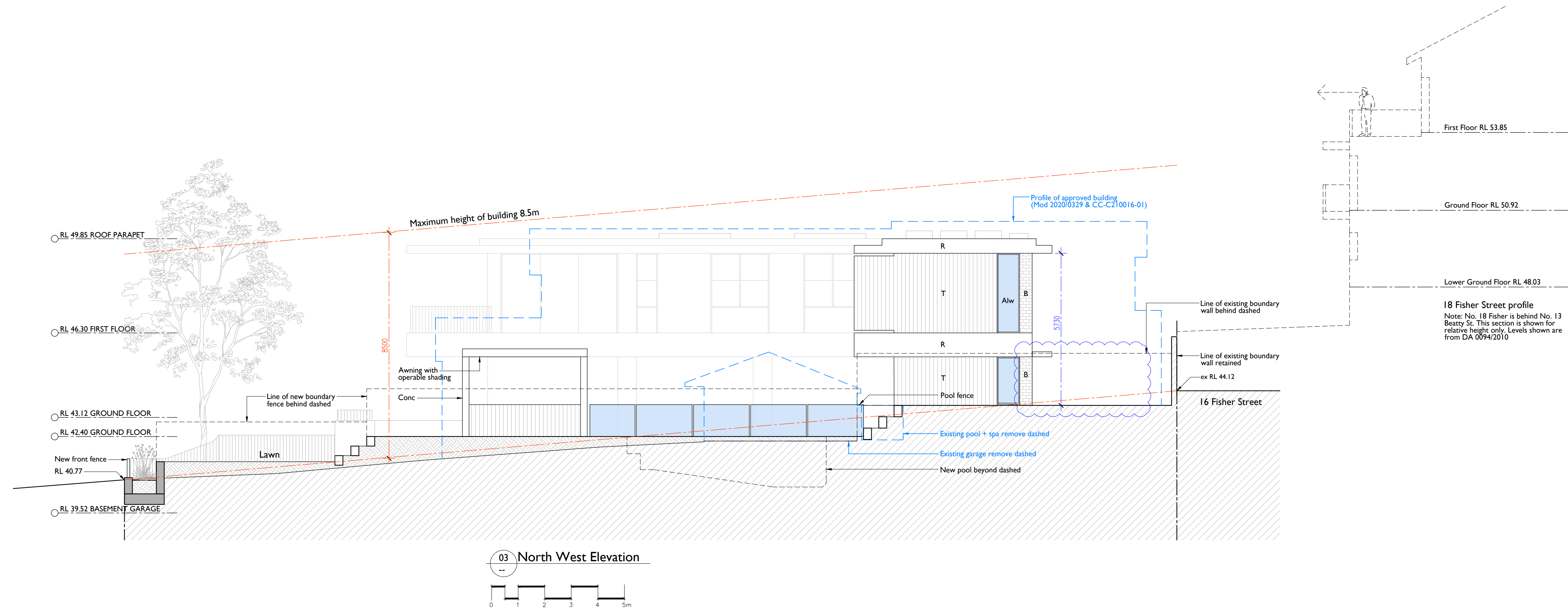


01 South East Elevation
-- from side entry

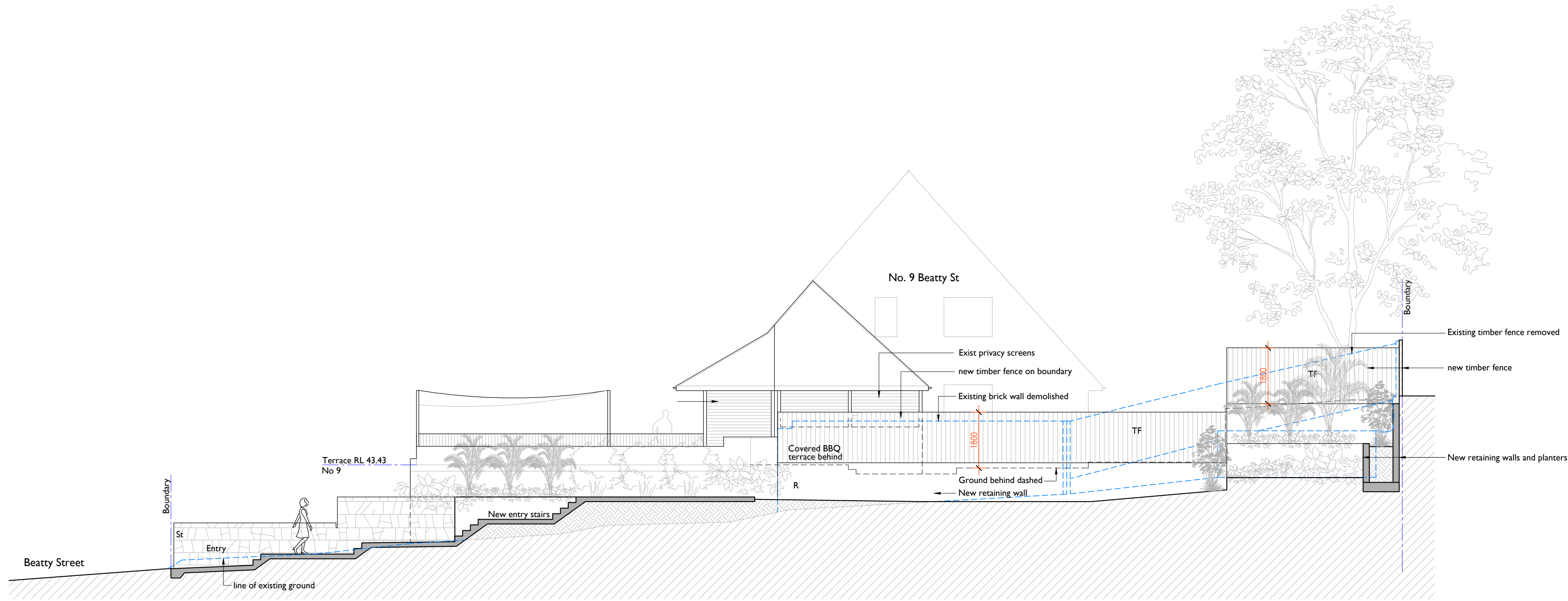


02 North East Elevation
-- from Beatty Street

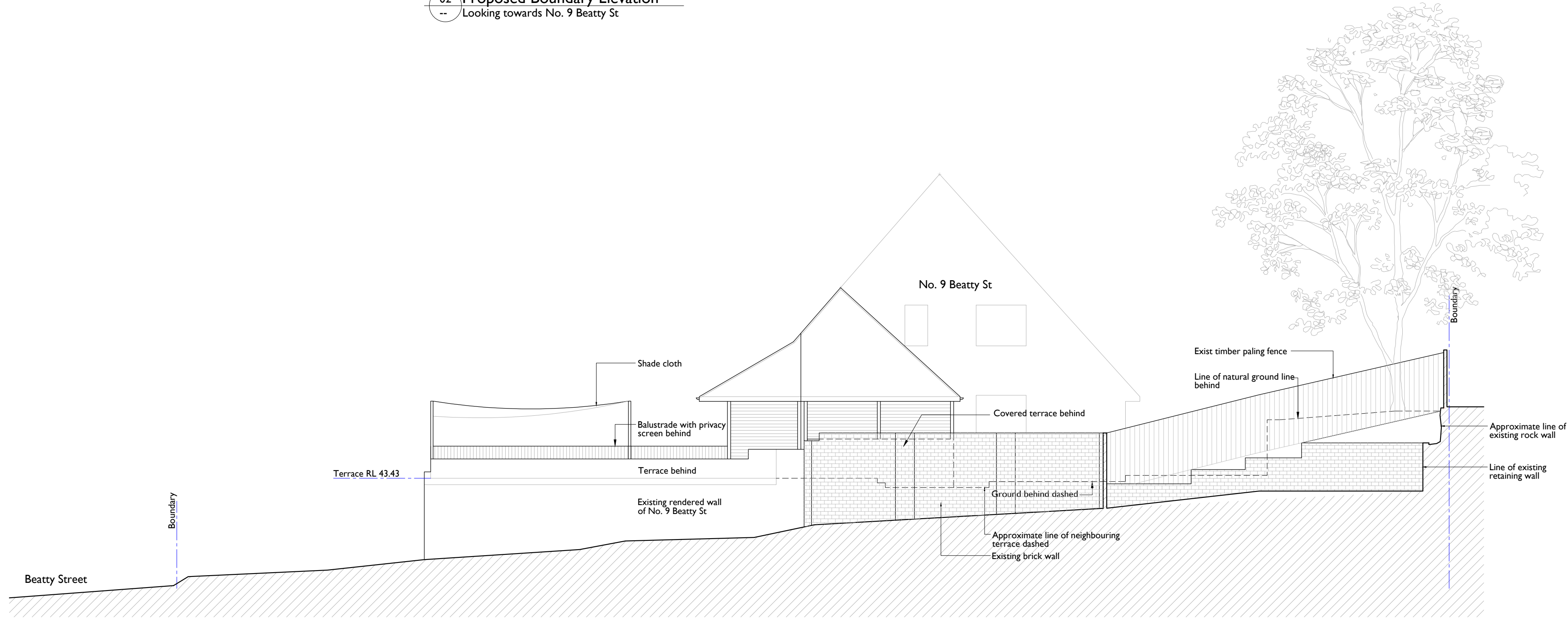
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												drawing	SECTIONS & ELEVATIONS								



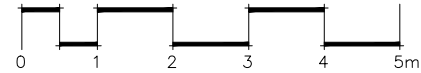
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																		drawing	SECTIONS & ELEVATIONS							



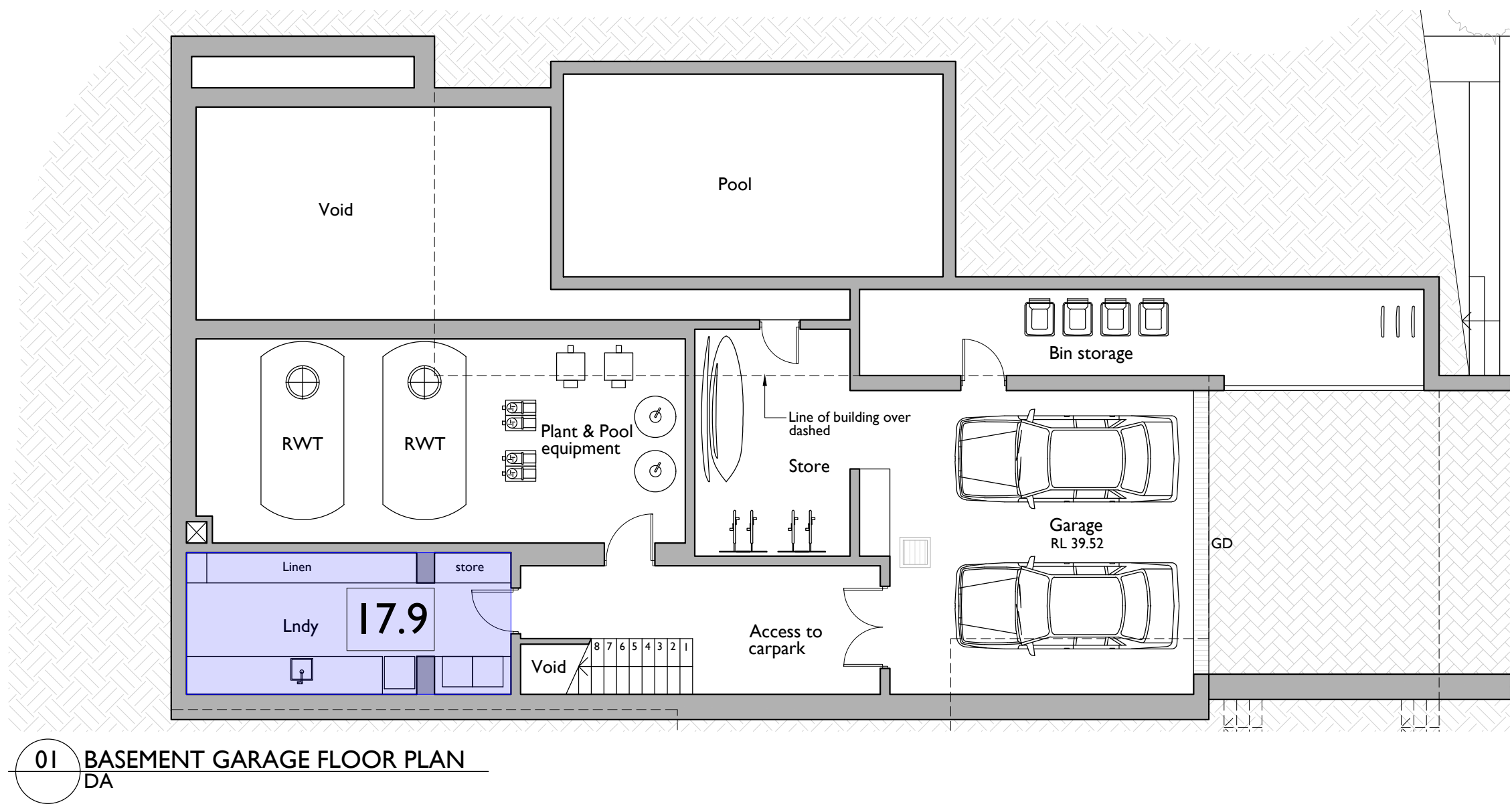
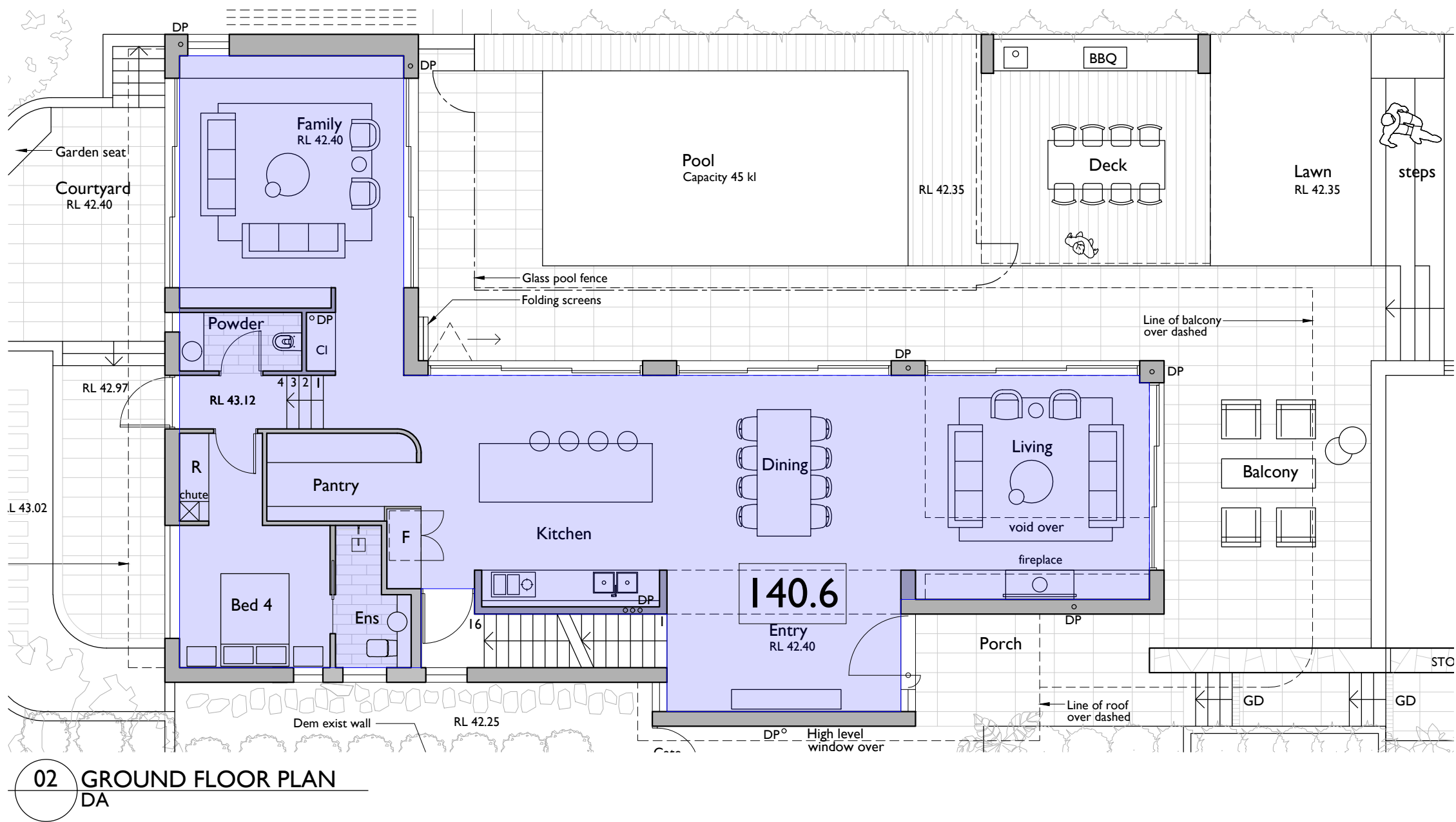
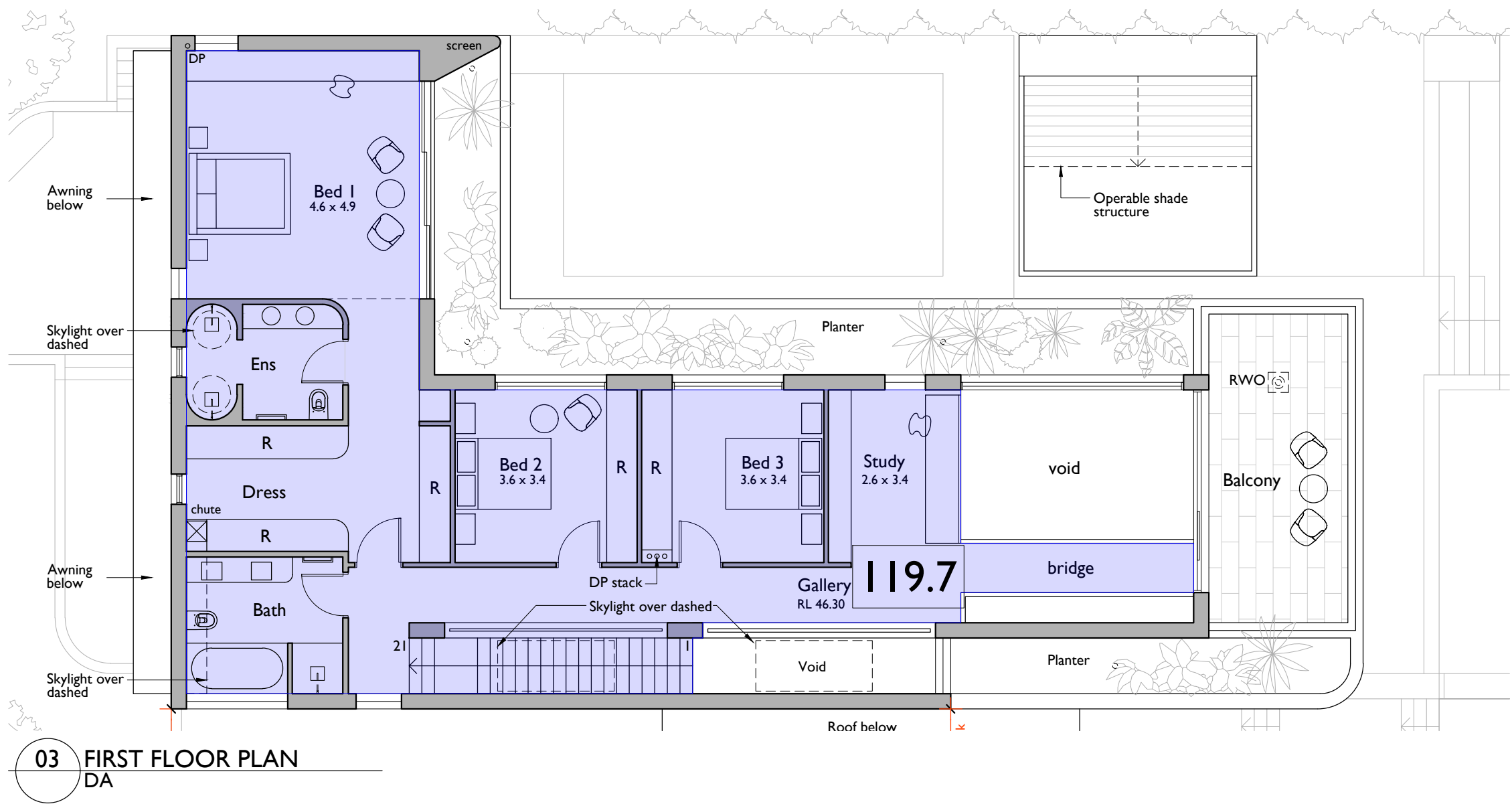
02 Proposed Boundary Elevation
Looking towards No. 9 Beatty St



01 Existing Boundary Elevation
Looking towards No. 9 Beatty St



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							drawing	ELEVATIONS						



FLOOR SPACE RATIO DIAGRAM	
SITE AREA	684.8
MAXIMUM FSR	0.4 : 1
MAXIMUM ALLOWABLE GFA	273.9

LEVEL	GROSS FLOOR AREA (SQM)
BASEMENT	17.9
GROUND	140.6
FIRST	119.7
TOTAL	278.2
PROPOSED FSR	0.41 : 1

 GROSS FLOOR AREA

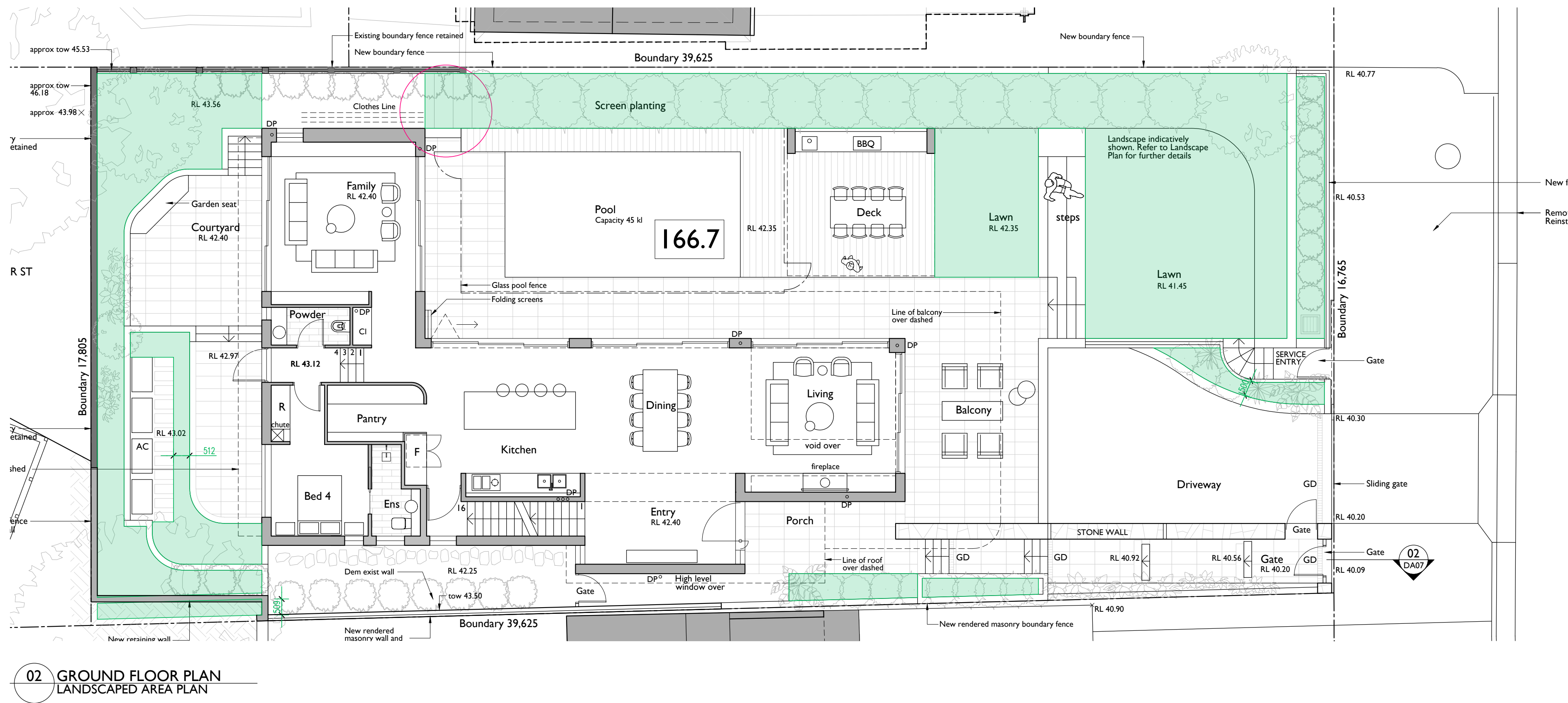
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11 Beatty Street Balgowlah Heights

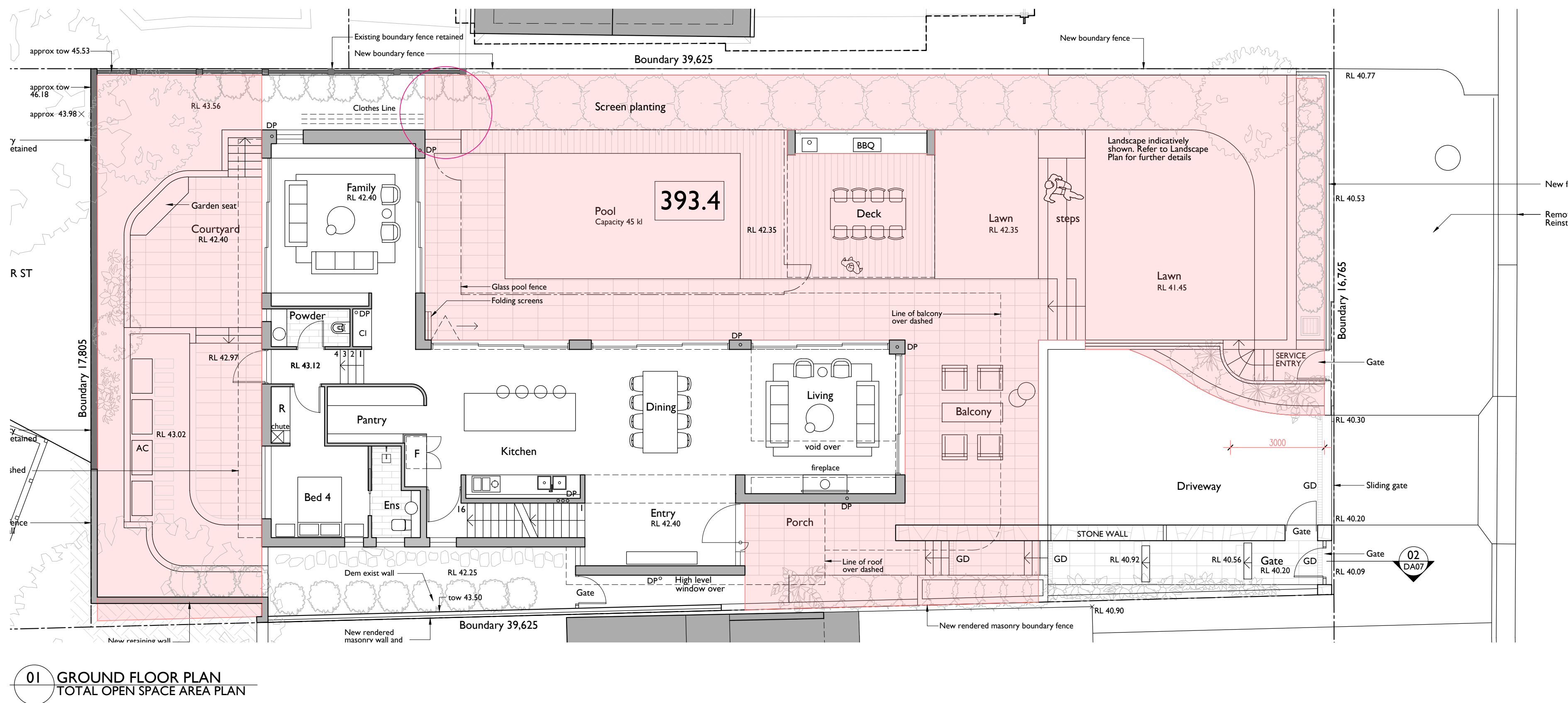
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drawing	FLOOR SPACE RATIO DIAGRAM						



02 GROUND FLOOR PLAN
LANDSCAPED AREA PLAN



01 GROUND FLOOR PLAN
TOTAL OPEN SPACE AREA PLAN

LANDSCAPED AREA	
LANDSCAPED AREA TO BE AT LEAST 40% OF PROPOSED TOTAL OPEN SPACE	
PROPOSED TOTAL OPEN SPACE	393.4 m ²
MINIMUM % TO BE LANDSCAPED AREA	40%
MINIMUM LANDSCAPE AREA	156.0 m ²
PROPOSED LANDSCAPED AREA	166.7
PROPOSED % LANDSCAPE AREA	42%

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%
TOTAL OPEN SPACE AREA	393.4
% TOTAL OPEN SPACE	57%

TOTAL OPEN SPACE

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Studio 303, 30-36 Bay St Doubt Bay NSW 2028 P 61 2 9590 5260 info @ lawtonhurler.com.au lawtonhurler.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
	address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093		dwg no	AR 02		
	drawing	TOTAL OPEN SPACE AND LANDSCAPED AREA PLAN		issue			